BILL GARRETT, Davidson County
Trans:T20090046703 DEEDTRS
Recvd: 07/13/09 10:02 4 pgs
Fees:23.00 Taxes:344.17
20090713-0064958

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
Fax: 901-761-5690

Name: Estate of Angel Rivera,
S & K#: 09-015982

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 21, 2005, recorded in Instrument number 20051122-0140913 in the Register's Office of Davidson County, Tennessee, Angel Rivera, a single man, conveyed to Priority Trustee Services of Tennessee, L.L.C., Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 200906010049954, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on June 22, 2009, at the Davidson County Courthouse in Nashville, Tennessee, at 11:00 AM; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-1 Asset-Backed Certificates, Series 2006-1, whose address is American Home Mortgage Servicing, Inc., 6501 Irvine Center Dr, Irvine, California 92618 at and for the sum of $93,018.43, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-1 Asset-Backed Certificates, Series 2006-1, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-1 Asset-Backed Certificates, Series 2006-1, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee to wit:

Lot 3, Resubdivision of the remainder of Lots 4 thru 8 and part of Lot 3 of the Subdivision of the East part of Lot 10 of the Harding Bosley Tract, as shown by plat of record in Instrument Number 20030516-0067328 corrected in Instrument Number 20031014-0151915, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20051122-0140913 in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record Instrument number 20051122-0140913 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20051122-0140912, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

This conveyance is subject to the right of the State of Tennessee to redeem the land as provided for in T.C.A. 67-1-1433 (c) (1). Attached hereto is a copy of said notice and letter of compliance.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-1 Asset-Backed Certificates, Series 2006-1, its successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP., Substitute Trustee, has hereunto set his hand and seal on the date written below.

Shapiro & Kirsch

Ashley M. Jones, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 22nd day of June, 2009, before me, a Notary Public, in and for said State and County, personally appeared Ashley M. Jones, with whom I am personally acquainted, and who, upon oath acknowledged to be the Authorized Agent of Shapiro & Kirsch the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

MY COMMISSION EXPIRES:
May 12, 2010

My commission expires:

Notary Public

SHARON N. FEWELL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of property conveyed (whichever is greater) is $93,018.43.

Affiant

Subscribed and sworn to before me on the date written above.

MY COMMISSION EXPIRES:
May 12, 2010

My commission expires:

Notary Public

SHARON N. FEWELL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

PROPERTY ADDRESS: 1818 Ed Temple Boulevard, Nashville, TN 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-1 Asset-Backed Certificates, Series 2006-1
6501 Irvine Center Dr
Irvine, California 92618

S & K #:09-015982
Map & Parcel – 081060A00300CO

Gerald M. Shapiro
Admitted in Illinois & Florida
Joe M. Kirsch
Admitted in Tennessee
Sharon N. Fewell
Admitted in Arkansas & Tennessee
D. Denise Griffin
Admitted in Arkansas & Tennessee
Ashley M. Jones
Admitted in Arkansas & Tennessee

Shapiro and Kirsch, LLP

ATTORNEYS AT LAW

Renee G. Kammer
Admitted in Tennessee
Bonnie B. Culp
Admitted in Tennessee
Robert Schneider
Admitted in Tennessee
R. Todd Mosley
Admitted in Tennessee
Matthew W. Graves
Admitted in Arkansas Federal Courts, Kentucky & Tennessee
Jeremy Lipford, Director of Operations

May 15, 2009

CERTIFIED MAIL # **7160 390 19848 3560 6099**
RETURN RECEIPT REQUESTED

State of Tennessee
Commissioner of Revenue
Andrew Jackson State Office Building
Nashville, TN 37242-0002

RE: Property Address: 1818 Ed Temple Boulevard
Property Owner(s): Estate of Angel Rivera
S & K # 09-015982

Dear Sir:

Pursuant to T.C.A. 67-1-1433 and applicable Tennessee statutes, as attorney for American Home Mortgage Servicing, Inc., I am submitting this as formal notice of the foreclosure proceedings of the above described real property.

The loan is held by Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-1 Asset-Backed Certificates, Series 2006-1 of record at Instrument Number 20051122-0140913 in Davidson, Tennessee.

The legal description of the property is:

Described property located in Davidson County, Tennessee to wit:

Lot 3, Resubdivision of the remainder of Lots 4 thru 8 and part of Lot 3 of the Subdivision of the East part of Lot 10 of the Harding Bosley Tract, as shown by plat of record in Instrument Number 20030516-0067328 corrected in Instrument Number 20031014-0151915, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Your Notice of Tax Lien was filed: Instrument No. Instrument Number 20070510-0056399

County: Davidson

Date: May 10, 2007

and has Account Number: 002 [redacted] -6669

The foreclosure will be held for cash:

Place: Davidson County Courthouse
Date: June 22, 2009
Time: 11:00 AM

The approximate amount of the principal obligation including interest is **$119,534.55.**

The approximate expenses will be:

Advertisement	**$450.00**
Attorney fee	**$600.00**
Recording	**$ 32.00**

Please advise immediately of any problems or objections. Also, please reference our file number on any correspondence returned to our office.

Sincerely,

Joe M. Kirsch

Encl.
cc: American Home Mortgage Servicing, Inc.