BILL GARRETT, Davidson County
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Fees:13.00 Taxes:442.82
20090717-0067009

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: L'Larivia D. Moore, and John H. Coleman, unmarried
S & K#: 08-010238

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 16, 2004, recorded in Instrument number 20040812-0097455 in the Register's Office of Davidson County, Tennessee, L'Larivia D. Moore and John N. Coleman, unmarried, conveyed to Wesley D. Turner, 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 200906160055868, 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 25, 2009, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 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 Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-4, whose address is JPMorgan Chase Bank, National Association, 7255 Baymeadows Way, Jacksonville, Florida 32256 at and for the sum of $119,680.24, 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 Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-4, 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 Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-4, 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 Number 4 on the Map of the Lusk Subdivision of Lot Number 36 and the north half of Lot Number 37, Boyd McNairy, a Plan of Lots of record in Book 161, Page 163, Register's Office for said county, being a part of Block "A" in said subdivision. Said Lot Number 4 fronts 50 feet on the northerly side of Jefferson Street and runs back between lines 164 feet on the east line and 164.4 feet on the west line.

Included but excluded there from is that part of the property conveyed to the State of Tennessee by deed of record in Book 4127, Page 786, said Register's Office and described as follows:

Beginning at a point in the northerly margin of Jefferson Street, said point being the common corner between Lots 4 and 5 of Block "A" in the Lusk Subdivision as of record in Book 161, Page 163, Registrar's Office for Davidson County, Tennessee; thence with the common line between said lots 4 and 5, North 7 degrees 58 minutes 41 seconds West 25.06 feet to a point; thence with a line of severance (being the right-of-way line) North 51 degrees 28 minutes 45 seconds West 50 feet to a point in the common line between said Lots 3 and 4, South 07 degrees 58 minutes 41 seconds East 25.06 feet to a point in the northerly margin of Jefferson Street; thence with the northerly margin of Jefferson Street and the southerly boundary of said Lot 4, South 61 degrees 29 minutes 24 seconds West 50 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20040812-0097455 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 20040812-0097455 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 8185, Page 828, in the Register's Office for Davidson County, Tennessee.

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

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 Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-4, 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 25th 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 $119,680.24.

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: 2506 Jefferson Street, Nashville, TN 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-4
7255 Baymeadows Way
Jacksonville, Florida 32256

S & K #:08-010238
Map & Parcel – 09202030900