FILE NO.: 5002.0925028TN\alg
LOAN NO.: 0011979633\CONV

BILL GARRETT, Davidson County
Trans:T20090049702 DEEDTRS
Recvd: 07/23/09 09:20 2 pgs
Fees:13.00 Taxes:497.13
20090723-0069030

THIS INSTRUMENT PREPARED BY & RETURN TO:
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, GA 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 30, 2006, and recorded in the Register's Office of Davidson County, TN, at Instrument 200604040038426, ("Deed of Trust"), Bryan A. Peddy conveyed to C. Thomas Cates, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2006-2; and

WHEREAS, **Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2006-2,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200906020050503** in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on June 19, 26 and July 2, 2009, in The Nashville Record, by which advertisement the sale was held on July 16, 2009, at the corner of Fifth and Broadway at the Main Entrance to the Sommet Center F/K/A Gaylord Entertainment Center in Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Phil Young, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2006-2**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 134,359.92; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to **Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2006-2,** his/her successors and assigns;

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2006-2 as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Nationwide Trustee Services, Inc.**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2006-2,** his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 66 on the plan of Piccadilly Square, Phase II, of record in Book 6250, Page 92 thru 94, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being the same property conveyed to Bryan A. Peddy and Lisa M. Peddy, both unmarried, by Warranty Deed from Harry L. Vickers and wife, Linda L. Vickers, dated January 31, 1997, recorded February 4, 1997, of record in Book 10338, Page 763, Register's Office for Davidson County, Tennessee, thence to Bryan A. Peddy, unmarried, by Quitclaim Deed from Lisa M. Peddy, unmarried, dated January 8,. 2001 recorded January 28, 2002, of record in Instrument Number 200201280011497, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 20020128-0011497 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2006-2,** his/her successors and assigns, forever, to whom the said, **Nationwide Trustee Services, Inc.**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **Nationwide Trustee Services, Inc.**, Substitute Trustee, has hereunto set his hand, this 16th day of July, 2009.

Germaine Duncan

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 16th day of July, 2009, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Germaine Duncan, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Vice President of **Nationwide Trustee Services, Inc.**, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

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

Ronald Key
Notary Public

RONALD KEY NOTARY PUBLIC GWINNETT COUNTY, GA Exp. Nov. 28, 2010

My Commission Expires: 11-28-2010

****

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 134,859.92, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Germaine Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 16th DAY OF JULY 2009.

Ronald Key
Notary Public

My Commission Expires: 11-28-2010

****

No.: 5002.0925028TN (Peddy)
Lender Loan No.: 0011979633
Property Address: 676 Piccadilly Row, Antioch, TN 37013
Tax Parcel ID No.: 149020B02900C0

Mail Tax Notices To and Property Owner:
Saxon Mortgage Services, Inc
4708 Mercantile Drive
Fort Worth, TX 76137

RONALD KEY NOTARY PUBLIC GWINNETT COUNTY, GA Exp. Nov. 28, 2010