BILL GARRETT, Davidson County
Trans:T20090052721 DEEDTRS
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Fees:13.00 Taxes:211.03
20090804-0072915

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: John N. Coleman, and Marilon J. Howard, Both Single Persons
S & K#: 07-11937

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 21, 2006, recorded in Instrument number 20060306-0025771 in the Register's Office of Davidson County, Tennessee, John N. Coleman, Joined By Marilon J. Howard, Both Single Persons, conveyed to HTS, 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 200906300060645, 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 July 13, 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 Wells Fargo Bank, NA as Trustee under Pooling and Servicing Agreement Dated as of July 1, 2006 Securitized Asset Backed Receivables LLC Trust 2006-FR3 Mortgage Pass-Through Certificates Series 2006-FR3, whose address is Barclays Capital Real Estate Inc. dba HomEq Servicing, 701 Corporate Center Drive, Raleigh, North Carolina 27607 at and for the sum of $57,034.16, 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, NA as Trustee under Pooling and Servicing Agreement Dated as of July 1, 2006 Securitized Asset Backed Receivables LLC Trust 2006-FR3 Mortgage Pass-Through Certificates Series 2006-FR3, 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, NA as Trustee under Pooling and Servicing Agreement Dated as of July 1, 2006 Securitized Asset Backed Receivables LLC Trust 2006-FR3 Mortgage Pass-Through Certificates Series 2006-FR3, 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 5 in Block A, in Robert Lusk's Subdivision, as recorded in Book Number 161, Page 163, in Register's Office for said county. Said Lot Number 5 fronts fifty (50) feet on the northerly side of Jefferson Street in the City of Nashville, Tennessee and extends back northwardly between parallel lines one hundred sixty four and one-half (164 1/2) feet, more or less, to the south line of a 30 foot street in the rear thereof.

Included in the above description, but expressly excluded therefrom is the following part of Lot Number 5 which was conveyed by Nick Stuart and wife, Edith R. Stuart, to the State of Tennessee for the use and benefit of the Department of Highways, by deed dated May 12, 1967, of record in Book 4131, Page 430, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point in the northerly margin of Jefferson Street, said point being the common corner between Lots 5 and 6 of Block "A' in the Lusk Subdivision, as of record in Book 161, Page 163, Register's Office for Davidson County, Tennessee, thence with the common line between said Lots 5 and 6, North 7 degrees 58 minutes 41 seconds West 25.05 feet to a point; thence with a line of severance (being the right-of-way line) North 81 degrees 28 minutes 49 seconds East 50 feet to a point in the common line between Lots 4 and 5 in the aforesaid Subdivision; thence with the common line between said Lots 4 and 5, South 7 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 5, South 81 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 20060306-0025771 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 20060306-0025771 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 9393, Page 180, 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 Wells Fargo Bank, NA as Trustee under Pooling and Servicing Agreement Dated as of July 1, 2006 Securitized Asset Backed Receivables LLC Trust 2006-FR3 Mortgage Pass-Through Certificates Series 2006-FR3, 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 13th day of July, 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.

2/1/2012
My commission expires:

Notary Public

DIANE J. GRAHAM STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 02/01/2012

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 $57,034.00

Affiant

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

2/1/2012
My commission expires:

Notary Public

DIANE J. GRAHAM STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 02/01/2012

PROPERTY ADDRESS: 2508 Jefferson Street, Nashville, TN 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wells Fargo Bank, NA as Trustee under Pooling and Servicing Agreement Dated as of July 1, 2006 Securitized Asset Backed Receivables LLC Trust 2006-FR3 Mortgage Pass-Through Certificates Series 2006-FR3
701 Corporate Center Drive
Raleigh, North Carolina 27607

S & K #:07-11937
Map & Parcel – 092-02-0-310.00