BILL GARRETT, Davidson County
Trans:T20090054529 DEEDTRS
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Fees:13.00 Taxes:477.89
20090810-0075197

This Instrument was prepared by:
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901.525.2427
0014249577)

SUBSTITUTE TRUSTEE'S DEED

On the 30th day of December, 2005 **ERICKA MARABLE STEVENS** executed a Deed of Trust to Lawrence Vogan as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee as **Instrument No. 20060105-0001470** and Paul N. Royal of Shelby County, Tennessee was substituted in his place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee as **Instrument Number 20090715-0066431.**

The property is known as 1208 Rosebank Avenue, Nashville, Tennessee 37206 and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in **The Davidson A.M. c/o The Tennessean** newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on July 10, July 17 and July 24, 2009. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was July 29, 2009 and at the place mentioned in the advertisement which was at the outside the door of the Register of Deeds Office for Davidson County, which is inside the Sommet Center, 501 Broadway, Suite 501, Nashville, Tennessee (enter the building at the entrance located at the corner of Broadway and 6th Avenue). The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to **THE BANK OF NEW YORK MELLON FORMERLY KNOWN AS THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR4 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR4** for the sum of **$129,160.64** which was the highest and best valid bid offered, and the purchaser, **THE BANK OF NEW YORK MELLON FORMERLY KNOWN AS THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR4 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR4,** has complied with its bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, Paul N. Royal, Substitute Trustee, does hereby bargain, sells, and conveys unto the said **THE BANK OF NEW YORK MELLON FORMERLY KNOWN AS THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR4 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR4**, the property above mentioned and now more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Rosebank Terrace, Section 1, of record in Book 4885, Page 190, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
SAID Lot No. 2 fronts 73.46 feet on the westerly margin of Rosebank Avenue and runs back 119.91 feet on the southerly line to a line on the rear; thence with the rear line N 59 degrees 43' 11" E 105.32 feet to a point on the southerly margin of Solon Drive; thence with the margin of said Drive, easterly 80 feet to a point; thence with a curve to the right with a 25 foot radius, 39.27 feet to a point on the margin of Rosebank Avenue.

This being the same property described by deed of record as Instrument No. 20060105-0001469, Register's Office for Davidson County, Tennessee.

Parcel No. 08401016100

The said Paul N. Royal, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said Paul N. Royal, Substitute Trustee, has hereunto set his hand this 29th day of July, 2009.

PAUL N. ROYAL, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 29th day of July, 2009, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared Paul N. Royal, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. MARCH 31, 2010

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, **$129,160.64**, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me this 29th day of July, 2009.

NOTARY PUBLIC

LINDA STUNDAHL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. MARCH 31, 2010

FOR REGISTER'S USE ONLY

Property known as: 1208 Rosebank Ave. Nashville, TN 37206	GRANTEE & Send Tax Notice to: Bank of New York Mellon % EMC Mortgage Corporation P.O. Box 293150 Lewisville, TX 75029-3150	This Instrument was prepared by: CRISLIP, PHILIP & ASSOCIATES 4515 Poplar Avenue, Suite 322 Memphis, Tennessee 38117 901.525.2427