FILE NO.: 604.0809220TN\N

BILL GARRETT, Davidson County
Trans:T20090063395 DEEDTRS
Recvd: 09/16/09 11:48 2 pgs
Fees:13.00 Taxes:316.29
20090916-0086449

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 19, 2006 and recorded in the Register's Office of Davidson County, TN, at instrument 20061027-0133319, ("Deed of Trust")Ryan E. Abbott and Kathie Brewer 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 2007-1; and

WHEREAS, **Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-1,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **instrument 20081027-0107005** in the Register's Office of Davidson County, TN; 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 TN and the terms and provisions of said Deed of Trust on 08/07/2009, 08/14/2009, 08/21/2009, in THE NASHVILLE RECORD, by which advertisement the sale was held on September 03, 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, TN, 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 2007-1**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $85,482.68; and

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 2007-1 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 2007-1**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 427 on the Plan of Charlotte Park, Section 6, as appears of appears of record in Book 2900, pages 7 and 8, Register's Office for said County, described as follows: Beginning on the easterly margin of Basswood Avenue at the corner of Lots Nos. 426 and 427; thence with the line between said two lots eastwardly 161.8 feet to the southwesterly line of Lot No. 423; thence with said line southeastwardly 25.7 feet to the northwest corner of Lot 431; thence with the westerly line of Lots Nos. 431 and 430 southwardly 33.1 feet to the corner of Lots Nos. 427 and 428; thence with the line between said two lots, southwestwardly 163.5 feet to the easterly margin of Basswood Avenue, thence with said Avenue northwardly 97 feet to the beginning.

The last recorded Warranty Deed was filed of record at instrument 200609010108718 in the Register's Office of Davidson County, TN.

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 2007-1**, its 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 03rd day of September, 2009.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 03rd day of September, 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.

Notary Public

My Commission Expires: 11-28-2010

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

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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 $85,482.68, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 03RD DAY OF SEPTEMBER 2009.

Notary Public

My Commission Expires: 11-28-2010

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

File No.: 604.0809220TN (Abbott)
Property Address: 406 Basswood Drive, Nashville, TN 37209
Tax Parcel ID No.: 09015003200

Mail Tax Notices To and Property Owner:

Saxon Mortgage Services, Inc
4708 Mercantile Dr N
Fort Worth, TX 76137