BILL GARRETT, Davidson County
Trans:T20090073368 DEEDTRS
Recvd: 10/28/09 15:15 3 pgs
Fees:18.00 Taxes:645.55
20091028-0099617

This Instrument was prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Avenue, Suite 322
Memphis, Tennessee 38117
901.525.2427

00208996 47)

SUBSTITUTE TRUSTEE'S DEED

On the 16th day of January, 2007 **JONATHAN L. BRAGG and wife, PAULA S. BRAGG** executed a Deed of Trust to Southeastern Title & Escrow dba Park Place Title & Escrow as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee as **Instrument No. 20070309-0029424** and James A. Crislip, Jr. of Shelby County, Tennessee was substituted in its place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee as **Instrument Number 20090903-0082865.**

The property is known as 5628 Regatta Blvd., Hermitage, Tennessee 37076 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 September 11, September 18 and September 25, 2009. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Wednesday, October 7, 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 **Bank of America, National Association as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2007-HE5** for the sum of **$174,472.50** which was the highest and best valid bid offered, and the purchaser, **Bank of America, National Association as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2007-HE5,** has complied with its bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, James A. Crislip, Jr., Substitute Trustee, does hereby bargain, sells, and conveys unto the said **Bank of America, National Association as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2007-HE5,** the property above mentioned and now more fully described as follows:

Being Lot No. 169, on the Plan of Lakeshore, Phase 2-B, of record in Plat book 7900, Page 599, Register's Office for Davidson County, Tennessee.

This being the same property described by deed of record as Instrument No. 20050512-0053648, Register's Office for Davidson County, Tennessee.

Parcel No. 098090A06900CO

The said James A. Crislip, Jr., 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.

NOTICE: This sale and conveyance is subject to lien or claim of lien filed by the Internal Revenue Service in the Register's Office of Davidson County, Tennessee as Instrument No. 20070917-0110650 and 20090814-0076739. Notice of the Substitute Trustee's foreclosure sale has been given to the Internal Revenue Service as provided for in 26 § U.S.C. 7425 (b). Under the provisions of 26 § U.S.C. 7425 (d) (1), the United States has the right to pre-empt the purchaser for a period of 120 days. A copy of the notice sent and response received is attached as Exhibit "A".

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

IN WITNESS WHEREOF, the said James A. Crislip, Jr., Substitute Trustee, has hereunto set his hand this 7th day of October, 2009.

JAMES A. CRISLIP, JR., SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 7th day of October, 2009, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared James A. Crislip, Jr., 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

LINDA STUNDAHL 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, **$174,472.50**, 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 7th day of October, 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: 5628 Regatta Blvd. Hermitage, TN 37076	GRANTEE & Send Tax Notice to: **Bank of America, National Association as Trustee** % 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

Crislip, Philip & Associates
Attorneys at Law

4515 Poplar Avenue, Suite 322
Memphis, Tennessee 38117
Telephone (901) 525-2427
Facsimile (901) 255-9306

E-Mail: jbp@crislipphilip.com

John B. (Bucky) Philip
Paul N. Royal
James A. Crislip, Jr.
James A. Crislip (1926-1998)

Office Manager: Linda Stundahl

September 8, 2009

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

ATTN: JAMES M. KELLEY
INTERNAL REVENUE SERVICE
MDP 53 ROOM 215
801 Broadway
Nashville, Tennessee 37203

RE: FORECLOSURE SALE
Bank of America, National Association
(EMC MORTGAGE CORPORATION)
Jonathan L. & Paula S. Bragg
Lien recorded as Instrument No. 20070309-0029424 & 20090814-0076739

Dear Sir/Madam:

We are commencing foreclosure on real estate owned by Jonathan L. & Paula S. Bragg, 5628 Regatta Blvd, Hermitage, TN 37076, being more particularly described as follows:

See attached Exhibit "A"

We do not have an abstract but a foreclosure reference reveals Jonathan L. & Paula S. Bragg acquired the property by deed dated 05/12/05 and recorded as Instrument No. 20050512-0053648 in the Register's Office of Davidson County, Tennessee.

A mortgage is held by EMC Mortgage Corporation in the original amount of $227,200.00, dated 01/16/07, and recorded as Instrument No. 20070309-0029424 in the Register's Office of Davidson County, Tennessee. The balance owed is set out below. A copy of the Deed of Trust is enclosed.

The next instrument of record is a Federal Tax Lien, Internal Revenue Service. The pertinent information is as follows:

Instrument No.	Date Filed	Serial No.	Identifying No.	Amount
20070917-0110650	09/17/07	389590707	xxx-xx-0019	$42,612.71

This lien is filed against Jonathan L. Bragg.

We are enclosing two (2) copies of each Federal Tax Lien of record.

The next instrument of record is a Federal Tax Lien, Internal Revenue Service. The pertinent information is as follows:

Instrument No.	Date Filed	Serial No.	Identifying No.	Amount
20090814-0076739	08/14/09	57178809	xxx-xx-0019	$8,715.39

This lien is filed against Jonathan L. Bragg.

We are enclosing two (2) copies of each Federal Tax Lien of record.

We do not have a current appraisal and the current value is unknown. Our client does not desire to venture an opinion.

The amount due our client is approximately $227,122.82 and is broken down as follows:

Balance	$225,502.82
Attorney's Fee & Trustee's Fee (Est.)	1,000.00
Publication (Approx.)	400.00
Foreclosure Reference	200.00
Miscellaneous	20.00

We are commencing to advertise and sale the above property for cash to the highest and best bidder at a trustee's foreclosure sale to be held on Wednesday, October 7, 2009 at 11:30 o'clock a.m. 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 notice requirements of 26 U.S.C § 7425 (b) is being complied with.

We trust the foregoing complies with the requirements of 26 U.S.C. §7425 and the subsections thereof and that you will see your way clear to consent to the sale of this property free of the Federal Tax Lien.

Sincerely,

James A. Crislip, Jr.
Ap
Enc
G:\wp51\FORECLOSURE\IRS TAX LIEN LETTERS\BRAGG, JONATHON EMC DAVIDSON.wpd

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
Washington, D.C. 20224

SMALL BUSINESS/SELF-EMPLOYED DIVISION

September 24, 2009

Crislip, Philip & Associates
4515 Poplar Avenue, Suite 322
Memphis, Tennessee 38117

Dear Mr. Crislip:

This is to acknowledge receipt of your correspondence dated September 8, 2009 regarding Jonathan L. Bragg, 5628 Regatta Blvd., Hermitage, Tennessee 37076, TIN XXX-XX-0019. **Your notice is considered adequate for a non-judicial sale under the provisions of Section 7425 of the Internal Revenue Code of 1986.**

If the property is sold for more than the total due on the foreclosing instrument, any excess proceeds are subject to the lien(s) of the Internal Revenue Service. Send excess proceeds to the address shown below.

The Internal Revenue Service reserves its right to redeem real property. If you desire to submit an application for release of our right of redemption, you may request a copy of Publication 487, by calling 1-800-TAX-FORM. A payment may be required to secure a release.

We are enclosing a blank "Report Of Sale". Within fifteen (15) days from the day of sale, please complete the report and return it to the address on the Report of Sale. If the sale is canceled, please provide a brief explanation as to the reason.

If you have any questions, please contact James Kelley, badge number 62-09529, telephone number, (615)250-5403, fax to (615)250-6008, or write to 801 Broadway, MDP 53, Nashville, TN 37203. Thank you for your cooperation.

Sincerely,

Leticia Dunn
Technical Services Group Manager

Enclosure

[redacted]