RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Scott Ray Turner AKA Scottie Turner

GRANTEE(s)
Citibank, N.A., not individually but solely as trustee for the holders of Bear Stearns Asset Backed Securities Trust 2007-SD2

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20090085428 DEEDTRS
Recvd: 12/18/09 13:48 5 pgs
Fees:28.00 Taxes:267.33
20091218-0115412

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 15, 2000 and recorded May 16, 2000, as Instrument No. 200005160049200 in the Register's Office of Davidson County, Tennessee, Scott R Turner a/k/a Scottie Turner and Stacy Rocco Turner conveyed to David R. Wilson Williamson County, as Trustee for Chase Manhattan Mortgage Corporation, 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 has appointed **SHELLIE WALLACE** as Successor Trustee and **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on September 14, 2009 as Instrument No. 200909140085377 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 has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement began on October 12, 2009 and was advertised a total of three times, prior to actual sale date; announcing the scheduled sale date of November 4, 2009; and on said date the sale was announced to be postponed to December 2, 2009; and

WHEREAS, pursuant to said advertisement and notice, on December 2, 2009 at the The Sommet Center in Nashville, Tennessee, 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 Citibank, N.A., not individually but solely as trustee for the holders of Bear Stearns Asset Backed Securities Trust 2007-SD2, at and for the sum of $72,250.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Citibank, N.A., not individually but solely as trustee for the holders of Bear Stearns Asset Backed Securities Trust 2007-SD2 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Citibank, N.A., not individually but solely as trustee for the holders of Bear Stearns Asset Backed Securities Trust 2007-SD2, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee being Lot No. 116 on the Map of Eva-Mor Heights, as of record in Book 1424, Page 149, Register's Office for Davidson County, Tennessee. Said Lot No. 116 fronts 76 feet on the Easterly margin of McGavock Pike and extends back between lines 189.28 feet on the Northerly line and 189.33 feet on the Southerly line to a dead line in the rear measuring 76.07 feet thereon. Restrictive Covenants contained in an instrument of record in Book 1785, Page 631, and in Book 1807, Page 413, Register's Office for Davidson County, Tennessee; subject to all matters of record in Plat Book 1424, Page 149, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Scott Ray Turner AKA Scottie Turner by recorded , , Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 233 McGavock Pike, Nashville, Tennessee 37214.

Tax Parcel No.: 095 04 0 083.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Citibank, N.A., not individually but solely as trustee for the holders of Bear Stearns Asset Backed Securities Trust 2007-SD2, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 2nd day of December, 2009.

Shellie Wallace
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 2 day of Dec, 2009.

Lena M. Drennan
Notary Public

My Commission Expires: LENA M. DRENNAN NOTARY PUBLIC SALINE COUNTY, ARKANSAS COMM. EXP. 08/10/11

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $72,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shellie Wallace
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in LR this 2 day of Dec, 2009.

Lena M. Drennan
Notary Public

My Commission Expires: LENA M. DRENNAN NOTARY PUBLIC SALINE COUNTY, ARKANSAS COMM. EXP. 08/10/11

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Citibank, N.A., not individually but solely as trustee for the holders of Bear Stearns Asset Backed Securities Trust 2007-SD2
3476 Stateview
Fort Mill, SC 29715

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

BEFORE ME, the undersigned authority, on this day personally appeared Shellie Wallace, who after being duly sworn, deposed and stated:

1. I am the Successor Trustee with a certain deed of trust, dated May 15, 2000, recorded May 16, 2000, as Instrument No. 200005160049200 in the Register's Office of Davidson County, Tennessee, executed by Scott R Turner a/k/a Scottie Turner and Stacy Rocco Turner in favor of Chase Manhattan Mortgage Corporation to secure the payment of a deed of trust note to Chase Manhattan Mortgage Corporation.

2. Citibank, N.A., not individually but solely as trustee for the holders of Bear Stearns Asset Backed Securities Trust 2007-SD2 is the holder of or agent for the holder of the indebtedness secured by said deed of trust.

3. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least three (3) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed.

4. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, *et seq*. (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 2nd day of December, 2009.

Shellie Wallace
Affiant

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 2 day of Dec, 2009.

Lena M. Drennan

Notary Public

My Commission Expires:

LENA M. DRENNAN
NOTARY PUBLIC
SALINE COUNTY, ARKANSAS
COMM. EXP. 08/10/11

DServiceMembersAffidavitTN_gmcnatt_091202_1441

Department of Defense Manpower Data Center AUG-14-2009 14:15:35

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Service/Agency
TURNER	SCOTT	Based on the information you have furnished, the DMDC does not possess any information indicating that the individual is currently on active duty.		

Department of Defense Manpower Data Center AUG-14-2009 14:15:59

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Service/Agency
TURNER	STACY	Based on the information you have furnished, the DMDC does not possess any information indicating that the individual is currently on active duty.		