FILE NO.: 560.0936419TN\r

BILL GARRETT, Davidson County
Trans:T20090087885 DEEDTRS
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Fees:13.00 Taxes:320.12
20091231-0118890

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 July 22, 2005 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20050801-0089369, ("Deed of Trust")Lisha Ann Donald conveyed to Arnold M. Weiss, Attorney, 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 Wells Fargo Bank, National Association, as Trustee under Pooling and Servicing Agreement dated as of November 1, 2005 Securitized Asset-Backed Receivables, LLC Trust 2005-HE1 Mortgage Pass-Through Certificates, Series 2005-HE1; and

WHEREAS, **Wells Fargo Bank, National Association, as Trustee under Pooling and Servicing Agreement dated as of November 1, 2005 Securitized Asset-Backed Receivables, LLC Trust 2005-HE1 Mortgage Pass-Through Certificates, Series 2005-HE1,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200912180115218** 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 11/27/2009, 12/04/2009, 12/11/2009, in THE NASHVILLE RECORD, by which advertisement the sale was held on December 22, 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 **Wells Fargo Bank, National Association, as Trustee under Pooling and Servicing Agreement dated as of November 1, 2005 Securitized Asset-Backed Receivables, LLC Trust 2005-HE1 Mortgage Pass-Through Certificates, Series 2005-HE1**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $86,520.04; 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 Wells Fargo Bank, National Association, as Trustee under Pooling and Servicing Agreement dated as of November 1, 2005 Securitized Asset-Backed Receivables, LLC Trust 2005-HE1 Mortgage Pass-Through Certificates, Series 2005-HE1 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 **Wells Fargo Bank, National Association, as Trustee under Pooling and Servicing Agreement dated as of November 1, 2005 Securitized Asset-Backed Receivables, LLC Trust 2005-HE1 Mortgage Pass-Through Certificates, Series 2005-HE1**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Land located in Davidson County, Tennessee, described as follows to -wit: Land in Davidson County Tennessee, being Lot "T" on the Map showing Lots 46 through 49 and Lots 64 through 66 on the unrecorded plan of Scenic View Subdivision according to survey by James L. Murphy, Jr. dated May 2, 1959, as follows: Beginning at an iron Pin in the Southwesterly margin of Keeton Ave at the corner of Lots "T" and "U" said pin being 1702.63 feet northwest from a concrete monument set at the beginning of a curve into Hillman Place; thence with the line between said Lots "T" and "U" s 43 deg 52' W 163.8 feet to a point; thence N 46 deg 29' W 72 feet to a point at the corner of Lots "S" and "T", thence with the line between said lots N 44 deg 13'E 148.5 feet to the Southwest margin of Keeton Avenue; thence with such a margin S 59 deg 21' E 33.45 feet to a point; thence continuing with such a margin of Keeton Ave Southwesterly around a slight curve 40.37 feet to the point of beginning; said Lot "T" being the Northwesterly part of Lot No. 47 and the Southeasterly part of Lot No. 46 on said unrecorded Plan of Scenic View subdivision. Being the same property conveyed to Lisha Ann Donald, and unmarried person from Boyd G. Prince and wife Teresa A. Prince by deed dated 6-18-97 of record in book 16500 page 722, said Register's Office.

The last recorded Warranty Deed was filed of record at Instrument No. 10500, Page 722 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 **Wells Fargo Bank, National Association, as Trustee under Pooling and Servicing Agreement dated as of November 1, 2005 Securitized Asset-Backed Receivables, LLC Trust 2005-HE1 Mortgage Pass-Through Certificates, Series 2005-HE1**, 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 22nd day of December, 2009.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 22nd day of December, 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.

Ronald Key
Notary Public

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

My Commission Expires: 11-28-2010

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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 $86,520.04, 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 22ND DAY OF DECEMBER 2009.

Ronald Key
Notary Public

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

My Commission Expires: 11-28-2010

File No.: 560.0936419TN (Donald)
Property Address: 350 Keeton Avenue, Old Hickory, TN 37138
Tax Parcel ID No.: 04304004600

Mail Tax Notices To and Property Owner:

HomeEq Servicing Corp
Default Cash/Suite 200
North Highlands, CA 95660