Prepared by:
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BAC-09-34911-1

BILL GARRETT, Davidson County
Trans:T20100003947 DEEDTRS
Recvd: 01/21/10 09:16 3 pgs
Fees:18.00 Taxes:299.70
20100121-0005106

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
The Bank Of New York Mellon Fka The Bank Of New York, As Trustee For The Certificateholders Asset-Backed Certificates, Series 2006-7	**The Bank Of New York Mellon Fka The Bank Of New York, As Trustee For The Certificateholders Asset-Backed Certificates, Series 2006-7**	161-04-0-048.00
1800 Tapo Canyon Road	**1800 Tapo Canyon Road**	
Simi Valley, California 93063	**Simi Valley, California 93063**	

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on December 17, 2009, by Everett L. Hixson, Jr., Successor Trustee ("Successor Trustee").

WHEREAS, by that certain Deed of Trust dated March 21, 2006 and recorded on March 30, 2006 in **Instrument Number 20060330-0036310**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **Lorne P. Nightingale and Kashenia Nightingale** ("Borrower") conveyed to Arnold M. Weiss, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on March 21, 2006 (the "Note"), which obligation is presently held and owned by The Bank Of New York Mellon Fka The Bank Of New York, As Trustee For The Certificateholders Asset-Backed Certificates, Series 2006-7; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the owner and holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Everett L. Hixson, Jr., was duly appointed as Successor Trustee in the place and stead of Arnold M. Weiss, said appointment being set forth in **Instrument Number 20091124-0108038** said Register's Office; and

WHEREAS, the Successor Trustee caused notice to be published as provided in the Deed of Trust and Note in the Tennessee Tribune that the Property would be sold on December 17, 2009, at 11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such

advertisement appearing in said newspaper on **November 26, 2009, December 3, 2009, and December 10, 2009**, a copy of such notice sent to Borrower, the current owner of the Property, and all other parties who appeared to have any interest in the Property reflected in the records of the Register's Office of Davidson County, Nashville Tennessee, and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices offered the Property for sale, and after opening the floor for competitive bids, sold said Property to The Bank Of New York Mellon Fka The Bank Of New York, As Trustee For The Certificateholders Asset-Backed Certificates, Series 2006-7 at the price of **Eighty One Thousand and 00/100 dollars ($81,000.00)**, this being the highest, last and best bid.

NOW, THEREFORE, I, Everett L. Hixson, Jr., Successor Trustee as aforesaid, in consideration of the premises and the sum of **Eighty One Thousand and 00/100 dollars ($81,000.00)** to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto The Bank Of New York Mellon Fka The Bank Of New York, As Trustee For The Certificateholders Asset-Backed Certificates, Series 2006-7 ("Grantee"), its successors and assigns, all of my right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE BEING KNOWN AND DESIGNATED AS LOT NO.32, ON THE MAP OF GOODRICH HEIGHTS SUBDIVISION, OF RECORD IN BOOK 2663, PAGE 60, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAX ID: 161.04-48

PROPERTY ADDRESS: **301 April Lane, Nashville, TN 37211.**

Borrower's source of title is that certain Warranty Deed dated 12/31/1998 from Leonard S. Hunter and Mary M. Hunter to Lorne P. Nightingale of record on 01/08/1999 in Book 11288 Page 956 in said Register's Office.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to **(1)** any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; **(2)** any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; **(3)** any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; **(4)** applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register`s Office of Davidson County, Tennessee; **(5)** any governmental zoning and subdivision ordinances or regulations in effect thereon; **(6)** the accuracy of the Index Book of the said Register`s Office; and **(7)** any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Successor Trustee on the day and date first above written.

Everett L. Hixson, Jr.
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

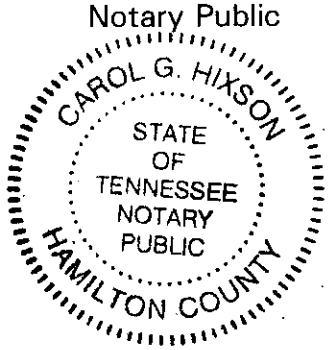
Before me, of the state and county aforesaid, personally appeared Everett L. Hixson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Chattanooga, Tennessee this 17th day of December, 2009.

Carol G. Hixson
Notary Public

My commission expires:

4-18-12



STATE OF TENNESSEE)
COUNTY OF HAMILTON)

The actual consideration or value, whichever is greater, for this transfer is **$81,000.00.**

Affiant

Sworn to and subscribed
before me this 17th day of December, 2009.

Carol G. Hixson
Notary Public

My commission expires:

4-18-12

