FILE NO.: 5018.0937162TN\ALG

BILL GARRETT, Davidson County
Trans:T20100010249 DEEDTRS
Recvd: 02/22/10 09:14 2 pgs
Fees:13.00 Taxes:314.78
20100222-0013143

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 November 10, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20061120-0143628, ("Deed of Trust")Darrell L. Greer and Vickie L. Greer conveyed to Sandra F. Jones, 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 Indenture Trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2007-1 Asset Backed Notes; and

WHEREAS, **Deutsche Bank National Trust Company, as Indenture Trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2007-1 Asset Backed Notes,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200912310118918** 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 01/15/2010, 01/22/2010, 01/29/2010, in The Nashville Record, by which advertisement the sale was held on February 11, 2010, at the Main Entrance of the Davidson County Register of Deeds of the Sommet Center at the corner of 6th & Broadway, 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 Indenture Trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2007-1 Asset Backed Notes**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $85,075.62; 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 Indenture Trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2007-1 Asset Backed Notes 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 Indenture Trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2007-1 Asset Backed Notes**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Land in Davidson County, Tennessee, Being Lot No. 27, Moss Wood Subdivision, Section II, as of record in Book 2900, Page 123, Register's Office for Davidson County, Tennessee. Said Lot No. 27, fronts 51.4 feet on the Easterly margin of Waco Drive and extends back between lines, 142.7 feet on the Northerly side and 140.5 feet on the Southerly side, to a line in the rear on which it measures 54.2 feet. Being the same property conveyed to Darrell L. Greer and wife, Vickie L. Greer by Warranty Deed dated July 6, 1978, from Sessions Sealing and Maintenance Company, a Tennessee Corporation, of record in Book 5307, Page 780, Register's Office for Davidson County, Tennessee. Darrell L. Greer joins in this conveyance, granting to the trustee herein, any and all right, marital, homestead, or otherwise, which he may have in said property, by virtue of his marriage to Vickie Greer but he is in no way obligated for the repayment of the indebtedness secured by this Deed of Trust. Vickie Greer being one and the same person as Vickie L. Greer.

The last recorded Warranty Deed was filed of record at Instrument No. 5307, Page 780 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 Indenture Trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2007-1 Asset Backed Notes**, 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 11th day of February, 2010.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 11th day of February, 2010, 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 $85,075.62, 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 11TH DAY OF FEBRUARY 2010.

Ronald Key
Notary Public

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

My Commission Expires: 11-28-2010

File No.: 5018.0937162TN (Greer)
Property Address: 612 Waco Drive, Nashville, TN 37209
Tax Parcel ID No.: 09105008500

Mail Tax Notices To and Property Owner:

Select Portfolio Servicing/FNFS
3815 S. West Temple
Salt Lake City, UT 84115