FILE NO.: 416.0804795TN\ALG

BILL GARRETT, Davidson County
Trans:T20100010249 DEEDTRS
Recvd: 02/22/10 09:16 2 pgs
Fees:13.00 Taxes:268.67
20100222-0013146

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 22, 2002 and recorded in the Register's Office of Davidson County, TN, at Instrument 200212100151935, ("Deed of Trust")Thomas R. Rainey and Kelly Rainey aka Kelly C. Rainey conveyed to Security Escrow & Title Co., 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 The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, f/k/a JPMorgan Chase Bank, as Trustee under the Pooling and Servicing Agreement, dated as of April 1, 2003, among Asset Backed Funding Corporation, Litton Loan Servicing LP, ABFC Asset-Backed Certificates, Series 2003-AHL1; and

WHEREAS, **The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, f/k/a JPMorgan Chase Bank, as Trustee under the Pooling and Servicing Agreement, dated as of April 1, 2003, among Asset Backed Funding Corporation, Litton Loan Servicing LP, ABFC Asset-Backed Certificates, Series 2003-AHL1,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 20090811-0075629** 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 01/15/10, 01/22/10, 01/29/10, in THE NASHVILLE RECORD, by which advertisement the sale was held on February 11, 2010, 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 **The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, f/k/a JPMorgan Chase Bank, as Trustee under the Pooling and Servicing Agreement, dated as of April 1, 2003, among Asset Backed Funding Corporation, Litton Loan Servicing LP, ABFC Asset-Backed Certificates, Series 2003-AHL1,** being the highest, best and last bidder, became the purchaser of said property at and for the sum of $72,614.01; 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 The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, f/k/a JPMorgan Chase Bank, as Trustee under the Pooling and Servicing Agreement, dated as of April 1, 2003, among Asset Backed Funding Corporation, Litton Loan Servicing LP, ABFC Asset-Backed Certificates, Series 2003-AHL1 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 **The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, f/k/a JPMorgan Chase Bank, as Trustee under the Pooling and Servicing Agreement, dated as of April 1, 2003, among Asset Backed Funding Corporation, Litton Loan Servicing LP, ABFC Asset-Backed Certificates, Series 2003-AHL1**, 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 more particularly described as follows: Tract One: Being Lot No. 141, Section B, Village of Old Hickory, as shown by plan filed for record on 07/16/48 in Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description. Tract Two: Being described as the Southerly 7 feet of Lot No. 140 on the Plan of Village of Old Hickory, Section E, as of record in Book 1424, Page 67, Register's Office of said County. Said part of Lot No. 140 fronts 7 feet on the Easterly side of Overton Street and extends back between parallel lines 86.9 feet to a dead line measuring 7 feet thereon. Being the same property conveyed to Thomas R. Rainey and wife, Kelly Rainey by deed dated December 21, 2001 of record in Instrument No. 20020103-0001310 in the aforesaid Register's Office. Said Kelly Rainey joins in this Deed of Trust for the purpose of conveying and waiving such marital rights, if any, she may have in and to the said property. The said Kelly Rainey having no liability in connection with the loan to which reference is made herein. This conveyance is subject to any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County. Said property having a physical address of: 1309 Overton Street, Old Hickory, TN 37138.(053-03/219.00)

The last recorded Warranty Deed was filed of record at Instrument 200412170150318 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 **The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, f/k/a JPMorgan Chase Bank, as Trustee under the Pooling and Servicing Agreement, dated as of April 1, 2003, among Asset Backed Funding Corporation, Litton Loan Servicing LP, ABFC Asset-Backed Certificates, Series 2003-AHL1**, 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.

Notary Public

My Commission Expires: 11-28-2010

RONALD KEY NOTARY PUBLIC GWINNETT COUNTY, GA Exp. Nov. 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 $72,614.01, 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.

Notary Public

My Commission Expires: 11-28-2010

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

File No.: 416.0804795TN (Rainey)
Property Address: 1309 Overton Street, Old Hickory, TN 37138
Tax Parcel ID No.: 05303021900

Mail Tax Notices To and Property Owner:

Litton Loan Servicing
4828 Loop Central Drive
Houston, TX 770812226