FILE NO.: 226.1007074TN\P

BILL GARRETT, Davidson County
Trans:T20100032329 DEEDTRS
Recvd: 05/28/10 13:00 2 pgs
Fees:13.00 Taxes:651.49
20100528-0041383

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 February 06, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20060209-0016286, ("Deed of Trust")William E. Keeley and Tharesa Keeley conveyed to Gregg Murphy, 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 for American Home Mortgage Investment Trust 2006-3; and

WHEREAS, **Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2006-3,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20100429-0032554** 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 04/16/2010, 04/23/2010, 04/30/2010, in THE NASHVILLE RECORD, by which advertisement the sale was held on May 13, 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 **Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2006-3**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $176,078.59; 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 for American Home Mortgage Investment Trust 2006-3 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 for American Home Mortgage Investment Trust 2006-3**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Land in the 14th Civil District of Davidson County, Tennessee; located on the West of Dry Fork Road, described as Tract #3 according to an unrecorded survey by Elbert F. Luther, Jr., Surveyor, dated July 1979, as follows: Beginning at an iron pin in the center of Dry Fork Road, thence leaving the center of said road, thence South 50 degrees 00 minutes West 15.0 feet to an iron pin in the West right-of-way of Dry Fork Road, same being the Southeast corner of Tract No.2, thence South 50 degrees 00 minutes West 715.5 feet to an iron pin in the West tine of the Zimmerle tract; thence with the West line of said tract North 47 degrees 15 minutes West 418.50 feet to an iron pin in the South line of John A. Bostelman tract; thence with the said line North 14 degrees 15 minutes East 162.5 feet to an iron pin in the fence line of John Bostelman; thence North 10 degree 00 minutes East 159.50 feet to a 48' Oak in Bostelman line, thence with said line due North 50.00 feet to an iron pin by fence; thence North 66 degrees 00 minutes East 100.50 feet to an iron pin in the South line of John Bostelman; thence North 56 degrees 30 minutes East 300.60 feet to an iron pin on the West right-of-way of Dry Fork Road; thence on the same line 16.5 feet to the center of Dry Fork Road; thence with the center of Dry Fork Road South 50 degrees East 263.50 feet to an iron pin in the center of Dry Fork Road; thence on a curve to the right (0 9 30 L- 99.06 feet to an iron pin in the center of Dry Fork Road); thence with the center of said road South 40 degrees 30 minutes East 157.50 feet to an iron pin in the center of Dry Fork Road and the point of beginning. Being the same property conveyed to William E. Keeley and wife, Tharesa Keeley by deed from Abraham Fisscher, an unmarried man and Pamela Davis Needham, an unmarried woman of record in Instrument No.20060209001628 5,said Register's Office.

The last recorded Warranty Deed was filed of record at Instrument No. 20060209, Page 0016285 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 for American Home Mortgage Investment Trust 2006-3**, 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 13th day of May, 2010.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 13th day of May, 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 Assistant 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

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

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 $176,078.59, 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 13TH DAY OF MAY 2010.

Notary Public

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

My Commission Expires: 11-28-2010

File No.: 226.1007074TN (Keeley)
Property Address: 4371 Dry Fork Road, Whites Creek, TN 37189
Tax Parcel ID No.: 03900005200

Mail Tax Notices To and Property Owner:

American Home Mortgage Servicing, Inc.
P.O. Box 631730
Irving, TX 75063