BILL GARRETT, Davidson County
Trans:T20100052784 DEEDTRS
Recvd: 08/25/10 09:49 2 pgs
Fees:13.00 Taxes:355.07
20100825-0067195

AHM Loan No. 0030965388

This Instrument was prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Avenue, Suite 322
Memphis, Tennessee 38117
901.525.2427

SUBSTITUTE TRUSTEE'S DEED

On the 2nd day of June, 2006, LATONIA STALLINGS executed a Deed of Trust to Mary Frances, Davidson County, TN as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee as Instrument No. 20060608-0067980 and Paul N. Royal of Shelby County, Tennessee was substituted in her place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee in Instrument No. 20080709-0070372.

The property is known as 1826 Cephas Street, Nashville, TN 37208 and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in the Davidson A.M. % The Tennessean newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on July 4, July 11 and July 18, 2008. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Monday, July 28, 2008 at 11:30 a.m. At which time the sale was adjourned to Thursday, September 25, 2008 at 11:30 a.m. and at the place mentioned in the advertisement which inside the Sommet Center, 501 Broadway, Suite 501 (enter the building at the entrance located at the corner of Broadway and 6th Avenue) in Nashville, Tennessee. The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2007-SD1 for the sum of $95,965.73, which was the highest and best valid bid offered, and the purchaser, Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2007-SD1, has complied with its bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, Paul N. Royal, Substitute Trustee, does hereby bargain, sells, and conveys unto the said Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2007-SD1, the property above mentioned and now more fully described as follows:

Land in Davidson County, Tennessee, BEING known as Tract II and BEING Lot No. 12, on the plan of Cephas Woodard Subdivision of Lots 5 and 6, Woodard Property, as of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the property described by deed of record as Instrument No. 20060608-0067979 in the Register's Office for Davidson County, TN.

Parcel No. 081-17-0413.00

DESCRIPTION OF MOBILE HOME:

YEAR	MANUFACTURER'S NAME	MODEL	SERIAL NOS.
2006	CLAYTON	MEADOWBROOK	TNF627A31247-MB12 TNF627B31247-MB12

The said Paul N. Royal, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said Paul N. Royal, Substitute Trustee, has hereunto set his hand this 25th day of September, 2008.

PAUL N. ROYAL, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 25th day of September, 2008, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared Paul N. Royal, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

LINDA STUNDAHL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires October 16, 2013

NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, $95,965.73, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me this 25th day of September, 2008.

LINDA STUNDAHL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires October 16, 2013

NOTARY PUBLIC

FOR REGISTER'S USE ONLY

Property known as: 1826 Cephas Street Nashville, TN 37208	GRANTEE & Send Tax Notice to: Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2007-SD1 % POWER REO Management Servicing Inc A subsidiary of American Home Mortgage Servicing Inc 4600 Regent Blvd Irving, TX 75062	This Instrument was prepared by: CRISLIP, PHILIP & ASSOCIATES 4515 Poplar Avenue, Suite 322 Memphis, Tennessee 38117 901.525.2427