FILE NO.: 416.1023773TN\ALG

BILL GARRETT, Davidson County
Trans:T20100055375 DEEDTRS
Recvd: 09/03/10 10:50 2 pgs
Fees:13.00 Taxes:518.00
20100903-0070230

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 July 18, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20060731-0092547, ("Deed of Trust")Robert M. Philander and Adam J. Sage conveyed to Heritage Title Services, 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 HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of September 1,2006, Fremont Loan Trust 2006-C; and

WHEREAS, **HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of September 1,2006, Fremont Home Loan Trust 2006-C,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20100810-0063073** 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 07/30/10, 08/06/10 & 08/13/10, in THE NASHVILLE RECORD, by which advertisement the sale was held on August 26, 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 **HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of September 1,2006, Fremont Home Loan Trust 2006-C,** being the highest, best and last bidder, became the purchaser of said property at and for the sum of $140,000.00; 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 HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of September 1,2006, Fremont Home Loan Trust 2006-C 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 **HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of September 1,2006, Fremont Home Loan Trust 2006-C,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Exhibit "A" Being the property commonly known as 615 South 11th Street, Nashville, TN 37206. Parcel ID # 094-01-0-046.00 Being Lot No. 4 on the Plan of Payne Blakemore and Cummings Addition to East Nashville, as of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description thereof. Being the same property conveyed to Robert M. Philander and Adam J. Sage, joint tenants for entirety with rights of survivorship, by Quit Clam Deed from Robert M. Philander, an unmarried person, dated January 18, 2005, of record in Instrument # 20050118-0006162, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Robert M. Philander, by Deed from Annie F. Darks, a widow, dated October 31, 2003, of record in Instrument # 20031119-0168711, in the Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 20050118-0006162 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 **HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of September 1,2006, Fremont Home Loan Trust 2006-C,** 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 26th day of August, 2010.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 26th day of August, 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

My Commission Expires: September 10, 2013

MARK E. BRUTON NOTARY EXPIRES GEORGIA SEPT. 10, 2013 PUBLIC DOUGLAS COUNTY

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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 $140,000.00, 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 26TH DAY OF AUGUST 2010.

Notary Public

My Commission Expires: September 10, 2013

MARK E. BRUTON NOTARY EXPIRES GEORGIA SEPT. 10, 2013 PUBLIC DOUGLAS COUNTY

File No.: 416.1023773TN (Philander)
Property Address: 615 South 11th Street, Nashville, TN 37206
Tax Parcel ID No.: 09401004600

Mail Tax Notices To and Property Owner:

Litton Loan Servicing
4828 Loop Central Drive
Houston, TX 770812226