BILL GARRETT, Davidson County
Trans:T20110012487 DEEDTRS
Recvd: 03/02/11 09:34 3 pgs
Fees:18.00 Taxes:592.00
20110302-0016637

Prepared by and Return to:
Rubin Lublin Suarez Serrano, LLC
119 S. Main Street, Suite 500
Memphis, TN 38103
SNT-10-01705

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
U.S. Bank National Association, as Trustee, for BAFC 2006-7	U.S. Bank National Association, as Trustee, for BAFC 2006-7	05207003400
P.O. Box 27767 Richmond, VA 23261	P.O. Box 27767 Richmond, VA 23261	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on February 18, 2011, by Rubin Lublin Suarez Serrano TN LLC, Substitute Trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated April 27, 2006 and recorded May 18, 2006, at **Instrument Number 20060518-0058605**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **Susan Buck** ("Borrower"); conveyed to Larry A. Weissman, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on April 27, 2006, (the "Note"), which obligation is presently held and owned by **SunTrust Mortgage, Inc.**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the owner and holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin Suarez Serrano TN LLC, was duly appointed as Substitute Trustee in the place and stead of Larry A. Weissman, said appointment being set forth at **Instrument Number 20110131-0008298**, in said Register's Office; and

WHEREAS, a Notice of the Right to Foreclose, if required pursuant to T.C.A. § 35-5-117, was given at least sixty (60) days prior to the first publication in accordance with Tennessee law; and

WHEREAS, the Substitute Trustee caused a diligent search of the Defense Manpower Data Center (DMDC) website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, *et seq.;* and

WHEREAS, the Substitute Trustee caused a diligent search of the PACER website for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. § 35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on January 20, 2011, at 11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such advertisement appearing in said newspaper on **December 30, 2010, January 6, 2011, and January 13, 2011**, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices appeared and announced to those assembled that the January 20, 2011 sale was postponed to

February 17, 2011 at the same time and place. On February 17, 2011 at the same time and place, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **SunTrust Mortgage, Inc.** at the price of **One Hundred Sixty Thousand and 00/100 ($160,000.00)** this being the highest, last and best bid.

WHEREAS, **SunTrust Mortgage, Inc.**, as successful purchaser at said sale, transferred and assigned its bid to **U.S. Bank National Association, as Trustee, for BAFC 2006-7.**

NOW, THEREFORE, Rubin Lublin Suarez Serrano TN LLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of **One Hundred Sixty Thousand and 00/100 ($160,000.00)** to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **U.S. Bank National Association, as Trustee, for BAFC 2006-7** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

BEING LOT NO. 7 OF BLOCK "A" ON THE MAP OF HOME ACRES SUBDIVISION, BEING A REVISION OF THE FIRST SUBDIVISION IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BY THE LAYMAN FOUNDATION, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF BY BLANCHARD AND PARRISH, ENGINEERS AS FOLLOWS:

BEING AT A POINT IN THE NORTH MARGIN OF NEELEY`S BEND ROAD, AT THE CORNER OF LOTS 6 AND 7, THENCE WITH THE LINE BETWEEN SAID LOTS NORTHERLY 269.7 FEET TO THE CORNER OF SAID LOTS, AND IN THE SOUTH LINE OF LOT 10; THENCE WITH THE LINE BETWEEN SAID LOTS 7 AND 10; WESTERLY 90 FEET TO THE EASTERLY MARGIN OF CENTER STREET; THENCE WITH THE MARGIN OF THE SAME SOUTHERLY 260.8 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 20 FEET THENCE AROUND SAID CURVE IN A SOUTHEASTERLY DIRECTION 24.7 FEET TO THE NORTH MARGIN OF NEELEY`S BEND ROAD; THENCE WITH THE MARGIN OF THE SAME EASTERLY 26.3 FEET TO A POINT WHERE SAID ROAD WIDENS; THENCE WITH THE MARGIN OF SAID ROAD NORTHERLY 5 FEET; THENCE EASTERLY 47.6 FEET TO THE POINT OF BEGINNING.

This property is now or was formerly known as 1001 Neelys Bend Road, Madison, TN 37115.

Borrower's source of title is that certain Warranty Deed dated April 27, 2006 from Martin J. Crum and Tanya M. Crum to Susan Buck dba Lucky Bucky, LLC of record on May 18, 2006 at Instrument Number 20060518-0058604, in said Register's Office.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouses elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to **(1)** any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; **(2)** any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; **(3)** any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; **(4)** applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register`s Office of Davidson County, Tennessee; **(5)** any governmental zoning and subdivision ordinances or regulations in effect thereon; **(6)** the accuracy of the Index Book of the said Register`s Office; and **(7)** any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee on the day and date first above written.

Rubin Lublin Suarez Serrano TN LLC

Printed Name: Glen D. Rubin
Title: Member

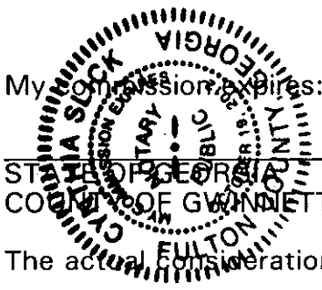
STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Cynthia Slick, of the state and county aforesaid, personally appeared, Glen D. Rubin, of Rubin Lublin Suarez Serrano TN LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Member of Rubin Lublin Suarez Serrano TN LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Norcross, Georgia, this 18th day of February, 2011.

Cynthia Slick
Notary Public

My commission expires:



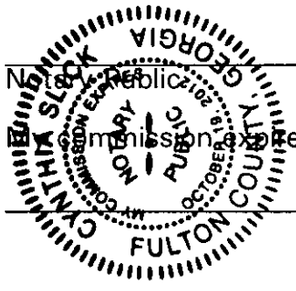
STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Sworn to and subscribed
before me this 18th day of February, 2011

Cynthia Slick
Notary Public



My commission expires: