BILL GARRETT, Davidson County
Trans:T20110014145 DEEDTRS
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20110309-0018765

Prepared by and Return to:
Patrick Taggart/hrylee 03/03/2011
McCurdy & Candler, L.L.C.
3525 Piedmont Road NE, Six Piedmont Center, Suite 700
Atlanta, GA 30305

SUBSTITUTE TRUSTEE'S DEED

JPMorgan Chase Bank, National Association
File No. 11-00315 /Edwin C. Neely and Tony L. Neely

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated November 30, 2005, and recorded in the Register's Office of Davidson County, Tennessee, on December 8, 2005 at Instrument No. 200512080147759, ("Deed of Trust"), Edwin C. Neely and Tony L. Neely conveyed to Wesley D. Turner, Trustee, 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 Trustee for Long Beach Mortgage Loan Trust 2006-1; and

WHEREAS, Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-1, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 201102280015873, the Register's Office of Davidson County, Tennessee; 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 Tennessee Tribune in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 02/03/2011, 02/10/2011 and 02/17/2011. The notice requirements of T.C.A. §35-5-117 were satisfied prior to the first publication of the Notice of Substitute Trustee's Sale. The sale was held on March 3, 2011, in Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, 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 Trustee for Long Beach Mortgage Loan Trust 2006-1, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $84,931.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-1, its successors and assigns;

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 Trustee for Long Beach Mortgage Loan Trust 2006-1 as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **MCC TN, LLC** as Substitute Trustee, does hereby grant, bargain, sell and convey unto Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-1, its successors and assigns, in fee simple forever, the following described property, to-wit:

**FOR LEGAL DESCRIPTION, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF**

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 Trustee for Long Beach Mortgage Loan Trust 2006-1, its successors and assigns, forever, to whom the said **MCC TN, LLC** 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, **MCC TN, LLC**, has hereunto executed, on March 3, 2011.

MCC TN, LLC
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On March 3, 2011, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Patrick A. Taggart, on behalf of **MCC TN, LLC**, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes contained therein.

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

OFFICIAL SEAL
CATHERINE COLLYMORE
NOTARY PUBLIC, NEWTON COUNTY, GA
MY COMMISSION EXPIRES FEB. 19, 2012

Notary Public

My Commission Expires: _____

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 $84,931.00, 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 March 3, 2011.

Notary Public

OFFICIAL SEAL
CATHERINE COLLYMORE
NOTARY PUBLIC, NEWTON COUNTY, GA
MY COMMISSION EXPIRES FEB. 19, 2012

Mail Tax Notices to and Property Owner:
JPMorgan Chase Bank, National Association
7255 Baymeadows Way
Jacksonville, FL 32256

Map & Parcel No.: 15001030800
Property Address: 545 Owendale Drive
Antioch, TN 37013

Exhibit "A"

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
BEING Lot 61, on the Edge-O-Lake Subdivision, Section 18, of record in Book 4675, Page 84, Registers Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to VanGuard Investments, Inc., by virtue of a Trustee's Deed dated September 1, 2-5, from Aaron Squyres as Successor Trustee and Angela Martin as Co-Trustee, of record as Instrument No. 20050912-0109288, Registers Office for Davidson County, Tennessee,; and further being the same property conveyed to Sherri Bond Rucker by virtue of a Warranty Deed dated March 10, 2000, from Joyce DeLaughter Peacock, of record as Instrument No. 20000322-0029182, said Registers Office.

Being the same property conveyed unto Edwin C. Neely by Warranty Deed recorded in Instrument Number 20051208-0147758 in the Registers Office for Davidson County, Tennessee.