BILL GARRETT, Davidson County
Trans:T20120013962 DEEDTRS
Recvd: 02/27/12 11:02 3 pgs
Fees:18.00 Taxes:1716.15
20120227-0016601

Prepared by and Return to:
Rubin Lublin Suarez Serrano TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
BAC-09-05479

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
U.S. Bank National Association As Trustee For The Certificateholders Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates Series 2007-AHL3	U.S. Bank National Association As Trustee For The Certificateholders Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates Series 2007-AHL3	101-000-096.00
7105 Corporate Drive PTX-A-274 Plano, TX 75024	7105 Corporate Drive PTX-A-274 Plano, TX 75024	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated October 24, 2006 and recorded November 1, 2006, at **Instrument Number 20061101-0135601**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **Rose Shamsaie and Mansoor Shamsaie** ("Borrower"), conveyed to James V. Cann, 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 October 24, 2006, (the "Note"), which obligation is presently held and owned by **U.S. Bank National Association As Trustee For The Certificateholders Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates Series 2007-AHL3**; 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 James V. Cann, said appointment being set forth in **Instrument Number 20111123-0091596** 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 February 7, 2012, at 11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such advertisement appearing in said newspaper on January 12, 2012, January 19, 2012, January 26, 2012, 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 offered the property for sale, and after opening the floor for competitive bids, sold said Property to U.S. Bank National Association As Trustee For The Certificateholders Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates Series 2007-AHL3 at the price of **Four Hundred Sixty-Three Thousand Eight Hundred Twenty-Three and 64/100 ($463,823.64)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin Suarez Serrano TN LLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of **Four Hundred Sixty-Three Thousand Eight Hundred Twenty-Three and 64/100 ($463,823.64)** 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 The Certificateholders Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates Series 2007-AHL3** ("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 SITUATED IN THE 8TH CIVIL DISTRICT OF SAID COUNTY BETWEEN THE PRESENT RIVER ROAD AND THE GOWER SCHOOL ROAD, DESCRIBED ACCORDING TO A SURVEY DATED MARCH 8, 1962, BY S.H. HUTCHISON, SURVEYOR, AS FOLLOWS:

BEGINNING AT AN IRON SPIKE IN THE CENTER OF THE PRESENT RIVER ROAD AT THE INTERSECTION OF GOWER SCHOOL ROAD; THENCE WITH GOWER SCHOOL AS FOLLOWS: SOUTH 38 DEGREES WEST PASSING THE CENTER OF A CUT-OFF ROAD., OR A "Y" AT 132 FEET, IN ALL 464 FEET, MORE OR LESS, TO A POINT IN SAID ROAD; THENCE SOUTH 45 DEGREES WEST 113 FEET TO A POINT IN SAID ROAD; THENCE LEAVING GOWER SCHOOL ROAD AND PASSING A STAKE IN LINE ON SOUTH MARGIN OF ROAD AND ANOTHER STAKE AT THE CORNER OF 2ND AND 3RD TRACT AT 111.5 FEET, AND ANOTHER STAKE ON THE WESTERLY MARGIN OF THE PRESENT RIVER ROAD, IN ALL 254.5 FEET TO A POINT IN THE CENTER OF SAID RIVER ROAD; THENCE WITH SAID RIVER ROAD AS FOLLOWS NORTH 14 DEGREES EAST 301.5 FEET TO A POINT IN ROAD; THENCE 12 DEGREES EACH PASSING CENTER OF THE CUT-OFF OF "Y" ROAD AT 148.5 FEET, IN ALL 280.5 FEET MORE OR LESS, TO A POINT OF BEGINNING, CONTAINING 1.71 ACRES, MORE OR LESS, AND BEING THE 1ST TRACT SHOWN ON SAID SURVEY.

Being the same property conveyed to Rose Shamsaie and Mansoor Shamsaie, herein by Deed of record in Book 8901, Page 521 and re-recorded in Book 10129, Page 746, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 6736 River Road Pike, Nashville, TN 37209.

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 this ___ day of FEB 2 2 2012, 20___.

Rubin Lublin Suarez Serrano TN LLC

P R. Nix

Printed Name: Pamela R. Nix

Title: Member

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Jessica Cruell, of the state and county aforesaid, personally appeared, Pamela R. Nix, 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 ___ day of FEB 2 2 2012, 20___.

Notary Public

JESSICA CRUELL NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 28 2012

My commission expires:

4/28/2012

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $463,823.64.

Affiant

Sworn to and subscribed before me this ___ day of FEB 2 2 2012, 20___.

Notary Public

My commission expires:

4/28/2012

JESSICA CRUELL NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 28 2012