PREPARED BY AND RETURN TO:
Lori Winston
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566
Fax (901)761-5690

BILL GARRETT, Davidson County
Trans:T20120027528 DEEDTRS
Recvd: 04/16/12 12:16 4 pgs
Fees:23.00 Taxes:255.01
20120416-0032323

Name: Roger D. Sowers, Kaine Riggan

S&K#: 10-013516

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 8, 2005, recorded in Instrument No. 20051117-0138921 in the Register's Office of Davidson County, Tennessee, Roger D. Sowers, a single man conveyed to Title2Land, LLC c/o CT Corp. System, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, U.S. Bank National Association, as Trustee, on behalf of the holders of Terwin Mortgage Trust 2006-3, Asset-Backed Certificates Series 2006-3 appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20110128-0007806, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and Notice of the Right to Foreclose has been timely given in compliance with Tennessee Code Annotated §35-5-117.

WHEREAS, U.S. Bank National Association, as Trustee, on behalf of the holders of Terwin Mortgage Trust 2006-3, Asset-Backed Certificates Series 2006-3 requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclose Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice.

WHEREAS in pursuance of said request by said U.S. Bank National Association, as Trustee, on behalf of the holders of Terwin Mortgage Trust 2006-3, Asset-Backed Certificates Series 2006-3, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on February 24, 2012, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 10:00AM; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to U.S. Bank National Association, as Trustee, on behalf of the holders of Terwin Mortgage Trust 2006-3, Asset-Backed Certificates Series 2006-3, whose address is Specialized Loan Servicing, LLC, 8742 Lucent Blvd, Suite 300, Highlands Ranch, Colorado 80129, at and for the sum of $68,920.32, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by U.S. Bank National Association, as Trustee, on behalf of the holders of Terwin Mortgage Trust 2006-3, Asset-Backed Certificates Series 2006-3 the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said U.S. Bank National Association, as Trustee, on behalf of the holders of Terwin Mortgage Trust 2006-3, Asset-Backed Certificates Series 2006-3 his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 37 on the Plan of Larkwood Subdivision of record in Plat Book 2900, Page 144, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20051117-0138921 in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20051117-0138921 in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 9695, Page 244, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto U.S. Bank National Association, as Trustee, on behalf of the holders of Terwin Mortgage Trust 2006-3, Asset-Backed Certificates Series 2006-3 his successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Shapiro & Kirsch, LLP

Ashley M. Jones, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 30 day of March, 2012, before me, a Notary Public, in and for said State and County, personally appeared Ashley Jones, with whom I am personally acquainted, and who, upon oath acknowledged to be Auth Agent of Shapiro & Kirsch, LLP the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

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

MY COMMISSION EXPIRES
JANUARY 05, 2015

My commission expires:

Notary Public

TAMARA SCAGGS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $68,920.32, 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 the date written above.

MY COMMISSION EXPIRES
JANUARY 05, 2015

My commission expires:

Notary Public

TAMARA SCAGGS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

PROPERTY ADDRESS: 575 Lockwood Drive, Nashville, Tennessee 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Bank National Association, as Trustee, on behalf of the holders of Terwin Mortgage Trust 2006-3, Asset-Backed Certificates Series 2006-3
8742 Lucent Blvd
Suite 300
Highlands Ranch, Colorado 80129

S & K File #10-013516
Map & Parcel -107-04-0-020.00

PREPARED BY AND RETURN TO:
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Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566
Fax (901)761-5690

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6994123120131

TENNESSEE DEPARTMENT OF REVENUE

NOTICE OF STATE TAX LIEN

Pursuant to the provisions of T.C.A. 67-1-1401 et. seq. a lien exists in favor of the State of Tennessee. This lien exists on all property and all rights, title and interest in property acquired prior to or subsequent to the filing of this notice that belongs to the named taxpayer(s).

Notice is hereby given that there have been assessed taxes, penalty, and interest against the indicated taxpayer, which after demand for payment remain unpaid. The precise amount of the lien may be obtained from the State of Tennessee Tax Enforcement Division at (615) 741-7074.

FOR DEPARTMENT OF REVENUE USE ONLY

TAXPAYER:

KAINE RIGGAN
D/B/A: NASHVILLE DINNER THEATRE
209 3RD AVE N
NASHVILLE TN 37214

ENTITY ID:

002 XXX-XX-6638/000
002 XXX-XX-6638

COUNTY: DAVIDSON

This instrument was prepared by the Tennessee Department of Revenue.

Witness my hand, at Nashville, Tennessee, on February 1, 2012.

COMMISSIONER OF REVENUE

By: William E. Hodges
Delegate of Commissioner

FOR REGISTER USE ONLY .... PRINT OR STAMP

BOOK NO	PAGE NO.	DATE	TIME

REGISTER BILL GARRETT, Davidson County **BY:**_____

Trans:T20120009174 LIENSTL
Recvd: 02/07/12 09:03 1 pgs
Fees:12.00 Taxes:0.00

20120207-0010811

RV-N0009601

COST OF PUBLICATION

First Insertion [redacted]
Second Insertion
Third Insertion

Total

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **February 24, 2012 at 10:00 AM local time,** at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee pursuant to Deed of Trust executed by Roger D. Bowers, a single man, to Title2Land, LLC c/o CT Corp. System, Trustee, on November 8, 2006 at Instrument No. 20061117-0139921; conducted by Shapiro & Kirsch, LLP Substitute Trustee, all of record in the Davidson County Register's Office.

Owner of Debt: U.S. Bank National Association, as Trustee, on behalf of the holders of Terwin Mortgage Trust 2006-3, Asset-Backed Certificates Series 2006-3

The following real estate located in Davidson County, Tennessee, will be sold to the highest cash bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 37 on the Plan of Larkwood Subdivision of record in Plat Book 2900, Page 144, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Street Address: 575 Lockwood Drive, Nashville, Tennessee 37214

Parcel Number: 107-04-0-020.00

Current Owner(s) of Property: Kaine Riggan

The street address of the above described property is believed to be 575 Lockwood Drive, Nashville, Tennessee 37214, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

SALE IS SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

If the highest bidder cannot pay the bid within twenty-four (24) hours of the sale, the next highest bidder, at their highest bid, will be deemed the successful bidder.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded at any time.

This office may be a debt collector. This may be an attempt to collect a debt and any information obtained may be used for that purpose.

Shapiro & Kirsch, LLP Substitute Trustee
www.kirschattorneys.com
Law Office of Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
Phone (901)767-6660
Fax (901)767-6666

File No. 10-013618
Jan. 27, Feb. 3, 10, 2012 Fh14076

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER, the Publisher of Westview, a weekly newspaper of general circulation, printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham and Dixon County in Tennessee, states that the hereto attached publication appeared in The Westview on the following dates:

January 27, 2012
February 3, 2012
February 10, 2012

THE WESTVIEW NEWSPAPER, LLC

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **10th** day of **February 2012**, this instrument was signed and sealed in behalf of the corporation (or association), by authority of its Board of Directors and **Catron J. Kerr** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

FIT/FPS