BILL GARRETT, Davidson County
Trans:T20120056785 DEEDTRS
Recvd: 08/01/12 15:50 2 pgs
Fees:13.00 Taxes:503.20
20120801-0068125

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Baker, Donelson, Bearman Caldwell & Berkowitz, PC
211 Commerce Street, Suite 800
Nashville, TN 37201
Attn: K. David Waddell

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on April 27, 2005, Kimberly Owen and Darwin K. Owen, executed a Deed of Trust to Tannie Alwin, Trustee, as the same appears of record in the Office of the Register of Deeds, Davidson County, Tennessee, as Instrument No. 20050510-0052596 (the "Deed of Trust") hereinafter fully set forth and described, for the benefit of NLC, Inc..

WHEREAS, the Original Trustee has been replaced by K. David Waddell as Substitute Trustee, as recorded in Instrument No. 20120622-0055050 in said Register's Office, who is empowered to serve with all the title, powers, and duties of the Original Trustee named in said Deed of Trust described above; and

WHEREAS, Deutsche Bank National Trust Company, as trustee for Ixis Real Estate Capital Trust 2005-HE3 Mortgage Pass Through Certificates, Series 2005-HE3 by: Ocwen Loan Servicing, LLC as its attorney-in-fact (the "Creditor"), is the true and lawful owner and holder of the note aforesaid, secured by the Deed of Trust aforesaid; and

WHEREAS, default having been made under the terms of the said Deed of Trust, the Creditor of said indebtedness and obligation having requested the undersigned to advertise and sell the Property conveyed thereby according to the terms of said Deed of Trust; and

WHEREAS, a Notice of 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, in accordance with said request, the Property was advertised for sale in The City Paper, a newspaper published in Nashville, Davidson County, Tennessee, for at least twenty-one (21) days, such advertisements appearing on July 9, July 16, and July 23, 2012, and giving the time, terms, place of sale, and description of the Property; and

WHEREAS, at the time of the sale, being on Tuesday, July 31, 2012, commencing at noon, 12:00 o'clock p.m., at the main entrance to the Davidson County Courthouse, One Public Square, Nashville, Davidson County, Tennessee, the Property was offered for sale at public outcry to the highest and best bidder for cash, at which sale said Property was struck off and sold to Deutsche Bank National Trust Company, as trustee for Ixis Real Estate Capital Trust 2005-HE3 Mortgage Pass Through Certificates, Series 2005-HE3, at and for the sum of One Hundred Thirty-Six Thousand and 00/100 Dollars ($136,000.00), that being the highest and best bid offered;

NOW, THEREFORE, the undersigned in consideration of the premises and the payment of said bid, which amount has been applied toward the payment of said indebtedness, hereby bargains, sells, conveys, and confirms unto said Deutsche Bank National Trust Company, as trustee for Ixis Real Estate Capital Trust 2005-HE3 Mortgage Pass Through Certificates, Series 2005-HE3, the following real estate situated and located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee: Being Lot 287, PLAN OF THE COUNTRY, SECTION 7-A, as shown on plat of record in Plat Book 6250, Page 308, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
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> Being the same property conveyed to Kimberly Owen by Warranty Deed from Randy L. Davis and wife, Robyn L. Gornick-Davis, recorded on the 19th day of November, 2003 in Instrument No. 20031119-0168920, in the Register's Office of Davidson County, Tennessee.
>
> Said property is commonly known as 3412 Daisy Trail, Antioch, TN 37013, and is also designated as parcel number 15007043500, but such address and parcel number are not a part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the Property, together with the hereditaments and appurtenances of and to the same belonging or in anywise appertaining, unto the said Deutsche Bank National Trust Company, as trustee for Ixis Real Estate Capital Trust 2005-HE3 Mortgage Pass Through Certificates, Series 2005-HE3, together with all rights and benefits of the covenants and warranties made in said Deed of Trust insofar as he can or ought as Substitute Trustee, but not further or otherwise.

Title to the Property is conveyed subject to all liens, easements, covenants, conditions, encumbrances, and restrictions which are prior to the lien of said Deed of Trust, including, without limitation, any unpaid ad valorem taxes or assessments.

IN WITNESS WHEREOF, the said Substitute Trustee has executed this instrument effective as of the 31st day of July, 2012.

K. David Waddell
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2012 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared K. David Waddell, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

CATHERINE C. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
My Commission Expires MAY 6, 2013

I, or we, hereby swear or affirm that, to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $136,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this 31st day of July, 2012.

CATHERINE C. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
My Commission Expires MAY 6, 2013

PROPERTY ADDRESS: 3412 Daisy Trail, Antioch, TN 37013

OWNER AND MAIL TAX NOTICE TO: Deutsche Bank National Trust Company, as trustee for Ixis Real Estate Capital Trust 2005-HE3 Mortgage Pass Through Certificates, Series 2005-HE3620
C/O Ocwen Loan servicing, LLC
P.O. Box 24665
West Palm Bch, FL 33416

Tax Parcel ID: 15007043500