BILL GARRETT, Davidson County
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Prepared by and Return to:
Patrick Taggart/ccollymore 09/13/2012
McCurdy & Candler, L.L.C.
3525 Piedmont Road NE, Six Piedmont Center, Suite 700
Atlanta, GA 30305

SUBSTITUTE TRUSTEE'S DEED

Ocwen Loan Servicing
File No. 12-04391 /Patrick Wright and Deborah Wright

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated November 16, 2000, and recorded in the Register's Office of Davidson County, Tennessee, on November 27, 2000 at Instrument No. 20001127-0115800, ("Deed of Trust"), Patrick Wright and Deborah Wright conveyed to Guaranty Title, 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 NovaStar Mortgage Funding Trust, Series 2006-4 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-4; and

WHEREAS, Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-4 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-4, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20120718-0063056, 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 8/23/2012, 8/30/2012, and 9/6/2012. 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 September 13, 2012, 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 NovaStar Mortgage Funding Trust, Series 2006-4 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-4, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $65,600.00; and

WHEREAS, the said holder of the debt has assigned its interests in the said property to Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-4 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-4, its successors and assigns;

WHEREAS, the 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 NovaStar Mortgage Funding Trust, Series 2006-4 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-4 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 NovaStar Mortgage Funding Trust, Series 2006-4 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-4, 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 NovaStar Mortgage Funding Trust, Series 2006-4 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-4, 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 September 13, 2012.

MCC TN, LLC
Substitute Trustee

STATE OF GEORGIA
COUNTY OF FULTON

On September 13, 2012, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Patrick A. Taggart, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who, upon oath acknowledged to be the Assistant Secretary of MCC TN, LLC, the within named bargainor, and that as such, being authorized to do so, executed the foregoing instrument for the purposes contained therein, by signing the name of the limited liability corporation.

WITNESS my hand and notarial seal the day and year above written.

Notary Public

My Commission Expires: _____

CATHERINE COLLYMORE NOTARY PUBLIC NEWTON COUNTY, GA MY COMMISSION EXPIRES MARCH 4, 2016

STATE OF GEORGIA
COUNTY OF FULTON

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 $65,600.00, 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 September 13, 2012.

Notary Public

CATHERINE COLLYMORE NOTARY PUBLIC NEWTON COUNTY, GA MY COMMISSION EXPIRES MARCH 4, 2016

Mail Tax Notices to and Property Owner:
Ocwen Loan Servicing, LLC
1675 Palm Beach Lakes Blvd
West Palm Beach, FL 33401

Map & Parcel No.: 014 06 0.007.00
Property Address: 4020 Brick Church Pike
Nashville, TN 37207

Exhibit "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF SKYLINE, SECTION 1 OF RECORD IN PLAT BOOK 2854, PAGE 117, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. SAID LOT NO. 3 BEGINS AT A POINT IN THE WESTERLY MARGIN OF BRICK CHURCH PIKE AT THE COMMON FRONT CORNER OF LOTS 3 AND 4; THENCE WITH THE LINE BETWEEN SAID LOTS WESTERLY 436 FEET TO THE COMMON REAR CORNER OF SAID LOTS; THENCE SOUTHWARDLY 120 FEET TO A POINT IN THE NORTHERLY MARGIN OF A 50 FOOT ROAD; THENCE WITH THE MARGIN OF THE SAME, EASTERLY 411 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE NORTHEASTERLY 39.3 FEET TO A POINT IN THE WESTERLY MARGIN OF BRICK CHURCH PIKE; THENCE WITH THE MARGIN OF THE SAME, 95 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY AS CONVEYED TO PATRICK WRIGHT AND DEBORAH WRIGHT BY DEED RECORDED AT INSTRUMENT NO. 20001127-0115799, DAVIDSON COUNTY REGISTER OF DEEDS.