THIS INSTRUMENT PREPARED BY:
RICHARD B. MANER, P.C.
5775 Glenridge Drive
Building D, Suite 100
Atlanta, GA 30328

BILL GARRETT, Davidson County
Trans:T20130015360 DEEDTRS
Recvd: 02/25/13 10:02 4 pgs
Fees:23.00 Taxes:259.00
20130225-0018393

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Willie Mae Davis, by Deed of Trust (the "Deed of Trust") dated November 29, 2005, of record in Instrument Number 20051205-0145633, Register's Office for Davidson County, Tennessee, conveyed to Anchor Title, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Mortgage Electronic Registration Systems, Inc. as nominee for Ownit Mortgage Solutions, Inc., as last transferred to Wells Fargo Bank, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-2 by assignment recorded at Instrument Number 20100421-0030124 in the Register's Office of Davidson County, Tennessee, and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Instrument Number 20121206-0112590, said Register's Office; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust. 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; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Tennessean (newspaper) on January 4, 2013, January 11, 2013, and January 18, 2013;

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the Register of Deeds Office at the corner of 5th Avenue and Broadway at the front entrance to The Bridgestone Arena, 501 Broadway, Nashville, Davidson County, Tennessee at 12:00 p.m. on January 31, 2013. And, Wells Fargo Bank, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-2, (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Seventy Thousand Dollars And No Cents Dollars ($70,000.00).

NOW, THEREFORE, Mantenn, LLC in its capacity as Substitute Trustee, and not otherwise, for and in consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his/her/its heirs, representatives, successors, and assigns, certain real property located in Davidson County, Tennessee, more particularly

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described as follows:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 247 on the Plan of Debra Heights, Section One, as of record in Plat Book 3842, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Willie Mae Davis, unmarried from Bank One National Association, FKA The First National Bank of Chicago, as Trustee by Warranty Deed dated November 10, 2005 and recorded December 5, 2005, in Instrument Number 20051205-0145632, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid property free from all such legal, equitable, and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which were waived in the Deed of Trust, in as full and complete manner as the undersigned, in his/her capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

Mantenn, LLC, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, his/her/its heirs, representatives, successors, and assigns against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 8 day of February, 2013.

Mantenn, LLC

By: _____

Richard B. Maner

Title: Member

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ACKNOWLEDGMENT

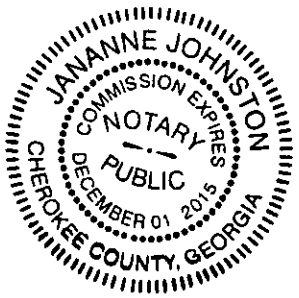
STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned authority, a Notary Public of the State of Georgia and County of Cherokee, personally appeared Richard B. Maner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an officer of Mantenn, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as member.

WITNESS my hand and official seal at office, this 8 day of February, 2013.

Jananne Johnston
Notary Public

My Commission expires:



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FORM FOR OATH

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $70,000.00.

Carol Mastin
Affiant

Subscribed and sworn to before me this 8 day of February, 2013.

Jananne Johnston
Notary Public

My commission expires:

JANANNE JOHNSTON NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA COMMISSION EXPIRES DECEMBER 01 2015

PROPERTY ADDRESS:
825 Richards Road
Antioch, TN 37013

ADDRESS NEW OWNER:
Wells Fargo Bank, National Association,
as Trustee for Ownit Mortgage Loan Trust,
Mortgage Loan Asset-Backed Certificates,
Series 2006-2
c/o Ocwen Loan Servicing, LLC
1661 Worthington Rd, Suite 100
West Palm Beach, FL 33409

SEND TAX BILLS TO:
Ocwen Loan Servicing, LLC
1661 Worthington Rd, Suite 100
West Palm Beach, FL 33409

MAP/PARCEL NOS.
14812008300

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