THIS INSTRUMENT PREPARED BY:
Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329

Davidson County DEEDTRS
Recvd: 05/02/13 12:42 3 pgs
Fees:18.00 Taxes:283.05
20130502-0044355

RETURN TO:
Brittany Maynard
6506 Saundersville Road
Mount Juliet, TN 37122

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 22, 2006, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20060824-0104537 ("Deed of Trust"), Russell Mallory conveyed to Nations Title Agency of Tennessee, Inc., as Trustee, in the amount of $159,039 payable to Mortgage Electronic Registration Systems, Inc. as sole nominee for American Brokers Conduit 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, Deutsche Bank National Trust Company, as Trustee for American Home Mortgage Assets Trust 2006-5, Mortgage-Backed Pass-Through Certificates Series 2006-5, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20130219-0016322 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, pursuant to Tenn. Code Ann. § 35-5-117, not less than sixty (60) days prior to the first publication required by § 35-5-101, the notice of the right to foreclose was properly sent, if so required; 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 Note and 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 conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 03/01/2013,03/08/2013,03/15/2013, in The Tennessean, by which advertisement the sale was held on March 28, 2013, at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee, and

WHEREAS, at the time and place mentioned in said advertisement, Phil Young, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Brittany Maynard, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $76,501.00; and

WHEREAS, the holder of the debt has assigned its interests in the said property to the Brittany Maynard, his/her successors and assigns; and

WHEREAS, the holder of said debt for which the 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 Brittany Maynard as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Nationwide Trustee Services, Inc., as Substitute Trustee, does hereby grant, bargain, sell and convey unto Brittany Maynard, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being Unit No. 278, Phase Two, Nashboro Village at Fairway Pointe, Tract 21, as shown on plat of record in Plat Book 4660, page 159, and as shown on the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050222-0018814, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Russell Mallory and wife, Sheliah Mallory, by Warranty Deed from Marquis Homes, LLC, a Tennessee Limited Liability Company, dated 8-22-06 in Instrument No. 200608240104536, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 11703, page 520, as amended in Instrument Nos. 200003160027171, 20031118-0168332 and 20050222-0018814; Consent of record in Instrument No. 20010322-0027768; all matters shown on plats of record in Book 4660, page 159 and Book 4860, page 73; Easements of record in Book 4821, page 109, Book 7225, page 239, Book 11594, page 299 and Instrument No. 20020507-0056329; Charter of record in Book 11703, page 518; Memorandum of Lease of record in Book 10690, page 327; and Conveyance of Common Areas of record in Instrument No. 20001010-0100360 and 20021211-0152724, in the Register's Office of Davidson

County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument Number 20060824-0104536 in the Register's Office of Davidson County, Tennessee.

If the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein.

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 Brittany Maynard, Mortgage-Backed Pass-Through Certificates Series 2006-5, its successors and assigns forever, to whom the said, Nationwide Trustee Services, Inc., 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, Nationwide Trustee Services, Inc., Substitute Trustee, has hereunto set his hand, this 28th day of March, 2013.

Nationwide Trustee Services, Inc.
Substitute Trustee
By: Leon Watts
Title: Authorized Signor

STATE OF GEORGIA

COUNTY OF FULTON

On this 28th day of March, 2013, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Leon Watts, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Authorized Signor of Nationwide Trustee Services, Inc., the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

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

Notary Public

My Commission Expires: May 13, 2014

TAMISHA CADLETT MY COMMISSION EXPIRES NOTARY PUBLIC MAY 13, 2014 COBB COUNTY, GEORGIA

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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 $76,501.00, 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 THIS 28th day of March, 2013.

Notary Public

My Commission Expires: May 13, 2014

TAMISHA CADLETT MY COMMISSION EXPIRES NOTARY PUBLIC MAY 13, 2014 COBB COUNTY, GEORGIA

File No. 1525512
Property Address: 2628 Nashboro Blvd, Nashville, TN 37217
Tax Parcel ID No.: 135-12-0-E-278.00-CO

Mail Tax Notices To and Property Owner:
Brittany Maynard
6506 Saundersville Road
Mount Juliet, TN 37122
615-260-6296

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, 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 the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: March 3, 2015

