FILE NO.: BAC-13-01380

BILL GARRETT, Davidson County
Trans:T20130039969 DEEDTRS
Recvd: 05/14/13 09:25 3 pgs
Fees:18.00 Taxes:223.11
20130514-0048302

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
BAC-13-01380

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF9, MORTGAGE PASS- THROUGH CERTIFICATES, SERIES 2006-FF9	DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF9, MORTGAGE PASS- THROUGH CERTIFICATES, SERIES 2006-FF9	98-5/127.00
7105 Corporate Drive PTX-A-274 Plano, TX 75024	7105 Corporate Drive PTX-A-274 Plano, TX 75024	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated March 20, 2006 and recorded March 23, 2006, at **Instrument Number 20060323-0033467**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **TINA S. ROSE** ("Borrower"), conveyed to REALTY TITLE & ESCROW COMPANY, INC, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on March 20, 2006, (the "Note"), which obligation is presently held and owned by **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF9, MORTGAGE PASS- THROUGH CERTIFICATES, SERIES 2006-FF9**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the owner and holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of REALTY TITLE & ESCROW COMPANY, INC, said appointment being set forth in **Instrument Number 20130404-0033431** in said Register's Office; and

WHEREAS, a Notice of the 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, the Substitute Trustee caused a diligent search of the Defense Manpower Data Center (DMDC) website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, et seq.; and

WHEREAS, the Substitute Trustee caused a diligent search of the PACER website for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on May 2, 2013, at 11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such advertisement appearing in said newspaper on April 11, 2013, April 18, 2013, April 25, 2013, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF9, MORTGAGE PASS- THROUGH CERTIFICATES, SERIES 2006-FF9 at the price of **Sixty Thousand Three Hundred and 00/100 ($60,300.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Sixty Thousand Three Hundred and 00/100 ($60,300.00) to me in

hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF9, MORTGAGE PASS- THROUGH CERTIFICATES, SERIES 2006-FF9 ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28A, ON THE PLAN OF ZONE LOT DIVISION OF LOTS 23, 27, 28 & 48 HUNTERS POINT SUBDIVISION, OF RECORD IN BOOK 5200, PAGE 736, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT NUMBER 28A FRONTS 43.21 FEET ON THE WESTERLY MARGIN OF HUNTER'S POINT LANE AND EXTENDS BACK 176.56 FEET ON THE SOUTHERLY LINE AND 175.42 FEET ON THE NORTHERLY LINE WHICH IS A BROKEN LINE TO A DEAD LINE IN THE REAR, MEASURING 43.51 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO BRIAN JEFFREY GILBERT AND WIFE, TRISHA ANNE GILBERT BY DEED FROM ROGER J. MAYNARD AND WIFE, MARY J. MAYNARD, DATED 9-26-97, OF RECORD IN BOOK 10625, PAGE 312, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO DONALDSON, LUFKIN AND JENRETTE MORTGAGE CAPITAL, INC. BY TRUSTEE'S DEED FROM CHRISTOPHER L. PALMER, AS SUCCESSOR TRUSTEE, DATED 11-24-04, OF RECORD IN INSTRUMENT NO. 20041214-0148148, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHERMORE BEING THE SAME PROPERTY CONVEYED TO HOMECOMINGS FINANCIAL NETWORK, INC. BY DEED FROM DLJ MORTGAGE CAPITAL, INC., DATED 7-11-05, OF RECORD IN INSTRUMENT NO. 20050824-0101259, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS AND CONDITIONS, AND OTHER MATTERS OF RECORD, INCLUDING ALL ITEMS SET OUT ON ANY APPLICABLE PLAT OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR(S) HEREIN BY DEED DATED 3/17/06, OF RECORD IN INSTRUMENT #200603230033466 REGISTER`S OFFICE FOR SAID COUNTY.

This property is now or was formerly known as 5162 HUNTERS POINT LANE, HERMITAGE, TN 37076.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to **(1)** any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; **(2)** any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; **(3)** any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; **(4)** applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register`s Office of Davidson County, Tennessee; **(5)** any governmental zoning and subdivision ordinances or regulations in effect thereon; **(6)** the accuracy of the Index Book of the said Register`s Office; and **(7)** any other matters which an accurate survey of the Property might disclose.

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The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee this ___ day of MAY 7 2013, 20___.

Rubin Lublin TN, PLLC

Printed Name: Glen D. Rubin

Title: Member

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Najur Bowser, of the state and county aforesaid, personally appeared, Glen D. Rubin, of Rubin Lublin TN, PLLC, 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 a Member of Rubin Lublin TN, PLLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in NORCROSS GEORGIA, this ___ day of MAY 7 2013, 20___.

Notary Public

My commission expires:

NAJUR H. BOWSER NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA SEPT. 22, 2014

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $60,300.00.

Affiant

Sworn to and subscribed
before me this ___ day of MAY 7 2013, 20___.

Notary Public

My commission expires:

NAJUR H. BOWSER NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA SEPT. 22, 2014