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

RETURN TO:
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, Georgia 30329

BILL GARRETT, Davidson County
Trans:T20130058546 DEEDTRS
Recvd: 07/10/13 09:22 2 pgs
Fees:13.00 Taxes:262.70
20130710-0071125

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 15, 2005, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20050404-0036468 ("Deed of Trust"), James A Maxwell conveyed to Wesley D. Turner, as Trustee, in the amount of $75,760 payable to Ameriquest Mortgage Company 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 ABFC 2005-AQ1 Trust, Asset-Backed Certificates, Series 2005-AQ1, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20130501-0043443 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 3/15/2013, 3/22/2013, 3/29/2013, in The Nashville Ledger, by which advertisement the sale was originally scheduled for April 11, 2013, sale was publically announced and postponed to be held on May 9, 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 Deutsche Bank National Trust Company, as Trustee for ABFC 2005-AQ1 Trust, Asset-Backed Certificates, Series 2005-AQ1, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $71,000.00; and

WHEREAS, the holder of the debt has assigned its interests in the said property to the Deutsche Bank National Trust Company, as Trustee for ABFC 2005-AQ1 Trust, Asset-Backed Certificates, Series 2005-AQ1, 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 Deutsche Bank National Trust Company, as Trustee for ABFC 2005-AQ1 Trust, Asset-Backed Certificates, Series 2005-AQ1 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 the Deutsche Bank National Trust Company, as Trustee for ABFC 2005-AQ1 Trust, Asset-Backed Certificates, Series 2005-AQ1, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

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

Being Lot No. 31 on the map of Patterson Gardens as of record in Book 2083, Page 114, Register's Office for said county.

Said Lot No. 31 fronts 76.5 feet on the north side of Wheeler Avenue and runs back 111 feet on the east line and 145.15 feet on the west line to a dead line in the rear on which it measures 85.8 feet.

Being the same property conveyed to James A. Maxwell by Quitclaim Deed, of record in Book 7001, Page 296, Register's Office for Davidson County.

The last recorded Warranty Deed was filed of record at Book 7001, Page 296 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 Deutsche Bank National Trust Company, as Trustee for ABFC 2005-AQ1 Trust, Asset-Backed Certificates, Series 2005-AQ1, 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 9th day of May, 2013.

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

STATE OF GEORGIA

COUNTY OF FULTON

On this 9th day of May, 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.

Mary C. Nesby
Notary Public

My Commission Expires: 3/30/2017

MARY C NESBY
NOTARY PUBLIC
MY COMMISSION EXPIRES
MARCH 30, 2017
DEKALB 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 $71,000.00, 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 9th day of May, 2013.

Mary C. Nesby
Notary Public

My Commission Expires: 3/30/2017

MARY C NESBY
NOTARY PUBLIC
MY COMMISSION EXPIRES
MARCH 30, 2017
DEKALB COUNTY, GEORGIA

File No. 180713
Property Address: 238 Wheeler Avenue, Nashville, TN 37211
Tax Parcel ID No.: 133-06-0-118.00

Mail Tax Notices To and Property Owner:

Ocwen Loan Servicing
P.O. Box 6440
Carol Stream, IL 60197-6440
800-876-2345