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

BILL GARRETT, Davidson County
Trans:T20130061889 DEEDTRS
Recvd: 07/19/13 14:31 4 pgs
Fees:23.00 Taxes:214.60
20130719-0075118

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, JUSTIN W. SCOGGIN AND AMANDA SCOGGIN, by Deed of Trust (the "Deed of Trust") dated JUNE 19, 2006, of record in Instrument Number 20060627-0076651, Register's Office for Davidson County, Tennessee, conveyed to NLC, Inc., 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 FIRST NLC FINANCIAL SERVICES, LLC, DBA THE LENDING CENTER, as last transferred to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2006 MASTR ASSET-BACKED SECURITIES TRUST 2006-HE4 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE4 BY ASSIGNMENT RECORDED AT INSTRUMENT NUMBER 20130102-0000395 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 20130423-0040298, 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 June 14, 2013, June 21, 2013, and June 28, 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, Tennessee at 12:00 p.m. on July 11, 2013. And, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2006 MASTR ASSET-BACKED SECURITIES TRUST 2006-HE4 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE4, (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Fifty Eight Thousand Dollars And No Cents Dollars ($58,000.00).

Our File # AFC12-TN-255
Loan # 705820660

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 described as follows:

BEING PART OF LOT NO. 28, SECTION "E", VILLAGE OF OLD HICKORY, AS SHOWN ON THE REVISED PLAN, RECORDED JANUARY 6, 1950, IN BOOK 1424, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1: BEGINNING WITH AN IRON PIN AT THE SOUTHWEST CORNER OF LOT NO. 28, SECTION "E", VILLAGE OF OLD HICKORY, AND RUNNING THENCE THE FOLLOWING COURSES AND DISTANCES: (1) NORTH 0 DEGREES 47 MINUTES EAST 69.0 FEET TO AN IRON PIN, THENCE (2) SOUTH 88 DEGREES 59 MINUTES EAST 50.7 FEET TO AN IRON PIN; THENCE (3) NORTH 0 DEGREES 47 MINUTES EAST 19.0 FEET TO AN IRON PIN; THENCE (4) SOUTH 88 DEGREES 59 MINUTES EAST 99.7 FEET TO AN IRON PIN; THENCE (5) SOUTH 0 DEGREES 56 MINUTES WEST 88.0 FEET TO AN IRON PIN; THENCE (6) NORTH 88 DEGREES 59 MINUTES WEST 150.1 FEET TO AN IRON PIN AND THE POINT OF BEGINNING, CONTAINING .28 ACRES MORE OR LESS.

TRACT 2: BEGINNING WITH AN IRON PIN AT THE NORTHWEST CORNER OF LOT NO. 28, SECTION "E", VILLAGE OF OLD HICKORY, AND RUNNING THENCE THE FOLLOWING COURSES AND DISTANCES: (1) SOUTH 88 DEGREES 59 MINUTES EAST 50.7 FEET TO AN IRON PIN; THENCE (2) SOUTH 0 DEGREES 47 MINUTES WEST 19.0 FEET TO AN IRON PIN; THENCE (3) NORTH 88 DEGREES 59 MINUTES WEST 50.7 FEET TO AN IRON PIN; THENCE (4) NORTH 0 DEGREES 47 MINUTES EAST 19.0 FEET TO AN IRON PIN AND THE POINT OF BEGINNING, CONTAINING 0.02 ACRES, MORE OR LESS.

PROPERTY COMMONLY KNOWN AS: 1713 OVERTON ST., OLD HICKORY, DAVIDSON CO., TN 37138

BEING ALL OF THE SAME PROPERTY CONVEYED TO JUSTIN W. SCOGGIN BY WARRANTY DEED FROM VICKI ANN CHAMBLEE N/K/A VICKI COOPER AND HUSBAND TIMOTHY COOPER, EXECUTED APRIL 28, 2005 AND FILED OF RECORD IN INSTRUMENT NO. 20050502-0048480, 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 12 day of July, 2013.

Mantenn, LLC

By: _____
Richard B. Maner

Title: Member

ACKNOWLEDGMENT

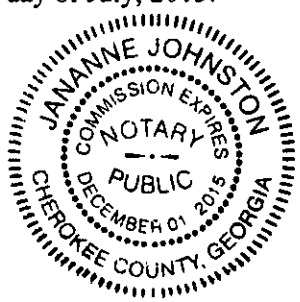
STATE OF GEORGIA
COUNTY OF FULTON

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 16 day of July, 2013.

_____
Jananne Johnston
Notary Public

My Commission expires:



Our File # AFC12-TN-255
Loan # 705820660

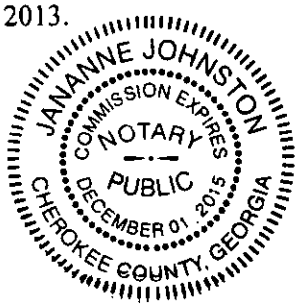
FORM FOR OATH

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $58,000.00.

Carol Mastin
Affiant

Subscribed and sworn to before me this 16 day of July, 2013.

Jananne Johnston
Notary Public



My commission expires:

PROPERTY ADDRESS:
1713 OVERTON STREET
OLD HICKORY, TN 37138

ADDRESS NEW OWNER:
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2006 MASTR ASSET-BACKED SECURITIES TRUST 2006-HE4 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE4
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.
1905307002200

Our File # AFC12-TN-255
Loan # 705820660