BILL GARRETT, Davidson County
Trans:T20130063963 DEEDTRS
Recvd: 07/26/13 12:23 4 pgs
Fees:23.00 Taxes:287.68
20130726-0077798

FROM: JOEL E. JORDAN, Successor Trustee

TO: WELLS FARGO BANK, N.A. AS TRUSTEE ON BEHALF OF LAKE COUNTRY MORTGAGE LOAN TRUST 2006-HE1

Address New Owner and Send Tax Bills To:
Wells Fargo Bank, N.A. as trustee
on behalf of Lake Country Mortgage
Loan Trust 2006-HE1
c/o Green Tree Servicing LLC
1400 Turbine Drive
Rapid City, SD 57703

Map-Parcel No.

150 09 0A 042.00

THIS INSTRUMENT PREPARED BY:

STELTEMEIER & WESTBROOK
3326 Aspen Grove Drive #604
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $77,750.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of July, 2013.

Notary Public

My Commission Expires:

8-25-13

SHARON D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated **February 10, 1999**, of record in **Book 11340, Page 690**, Register's Office for **Davidson County,** Tennessee, hereinafter referred to as "Deed of Trust", **Edwin Borlay and Grace Borlay, husband and wife,** conveyed to **TransContinental Title Co., Trustee,** the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the owner and holder of the indebtedness directed **Joel E. Jordan, Substitute Trustee,** said appointment being set forth as **Instrument #20130515-0048986**, in the Register's Office of **Davidson County**, Tennessee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, **Joel E. Jordan, Substitute Trustee,** did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at **1:00 p.m., on Tuesday, July 23, 2013**, at the **Front door of the Davidson County Courthouse, Nashville**, Tennessee, at public outcry to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in **The Nashville Record**, a newspaper of general circulation in **Davidson County**, Tennessee, on **June 28, July 5 and July 12, 2013**; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, **Wells Fargo Bank, N.A. as trustee on behalf of Lake Country Mortgage Loan Trust 2006-HE1,** was the highest and best bidder in the sum of **Seventy-Seven Thousand Seven Hundred Fifty and 00/100ths ($77,750.00) Dollars**;

NOW, THEREFORE, the undersigned, **Joel E. Jordan, Substitute Trustee,** acknowledges receipt of the sum of **Seventy-Seven Thousand Seven Hundred Fifty and 00/100ths ($77,750.00) Dollars**, which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto **Wells Fargo Bank, N.A. as trustee on behalf of Lake Country Mortgage Loan Trust 2006-HE1,** its successors and assigns, the following described real estate in **Davidson County**, Tennessee:

> BEING LOT NUMBER 196 ON THE PLAN OF FOREST VIEW PARK, SECTION VII, OF RECORD IN PLAT BOOK 6900 AT PAGE 162, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Edwin Borlay by Warranty Deed from David D. Harper and Tangelia L. Harper dated February 2, 1997 and recorded in Book 11375, Page 366, Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to Larmalon D. Gbasin by Quitclaim Deed from Edwin Borlay, dated March 20, 2009 and recorded as Instrument #20090323-0025987, Register's Office of Davidson County, Tennessee.

This is improved property known as 3033 Owendale Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to **Wells Fargo Bank, N.A. as trustee on behalf of Lake Country Mortgage Loan Trust 2006-HE1,** its successors and assigns, forever; and **Joel E. Jordan, Substitute Trustee,** does hereby transfer, assign, and set over unto **Wells Fargo Bank, N.A. as trustee on behalf of Lake Country Mortgage Loan Trust 2006-HE1,** all of its right, title and interest in the said Property as Trustee, but not further or otherwise.

THE NOTICE OF RIGHT TO FORECLOSE HAS BEEN SENT AS REQUIRED BY T.C.A. §35-5-117.

IN WITNESS WHEREOF, the said **Joel E. Jordan, Substitute Trustee,** has executed this instrument on this the 24th day of July, 2013.

Joel E. Jordan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said State and County aforesaid, the within named JOEL E. JORDAN, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Franklin, Tennessee, this the 23rd **day of** July **, 2013.**

Sharon D. Davis

NOTARY PUBLIC

SHARON D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

8-25-13