FILE NO.: SPS-13-04169

BILL GARRETT, Davidson County
Trans:T20130087451 DEEDTRS
Recvd: 10/09/13 12:44 3 pgs
Fees:18.00 Taxes:400.57
20131009-0106085

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
SPS-13-04169

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
U.S. Bank National Association, as Trustee, in trust for registered holders of First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2	**U.S. Bank National Association, as Trustee, in trust for registered holders of First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2**	**52-7-65.00**
P.O. Box 65250 Salt Lake City, UT 84165	**P.O. Box 65250 Salt Lake City, UT 84165**	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated December 22, 2006 and recorded January 5, 2007, at **Instrument Number 20070105-0002420**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **MICHAEL J. MADDEN AKA MICHAEL MADDEN and TAMARA K MADDEN AKA TAMARE MADDEN** ("Borrower"), conveyed to RUDY TITLE AND ESCROW, 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 December 22, 2006, (the "Note"), which obligation is presently held and owned by **U.S. Bank National Association, as Trustee, in trust for registered holders of First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2**; 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 RUDY TITLE AND ESCROW, said appointment being set forth in **Instrument Number 20130805-0081475** 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 September 12, 2013, at 11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such advertisement appearing in said newspaper on August 8, 2013, August 15, 2013, August 22, 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 U.S. Bank National Association, as Trustee, in trust for registered holders of First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2 at the price of **One Hundred Eight Thousand Two Hundred Sixty and 84/100 ($108,260.84)** 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 One Hundred Eight Thousand Two Hundred Sixty and 84/100 ($108,260.84) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto U.S. Bank National Association, as Trustee, in trust for registered holders of First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2 ("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. 4 ON THE PLAN OF SECTION FOUR, MADISON HEIGHTS, OF RECORD IN BOOK 2330, PAGE 87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT. INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE IS THE PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY OF RECORD IN INSTRUMENT NO. 20061009-0124847, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

RIGHT-OF-WAY ACQUISITION COMMENCING AT A POINT ON THE PRESENT RIGHT-OF-WAY OF NEELYS BEND RD, 25.48 FEET RIGHT OF THE CENTERLINE STATION 21+44.03 FOR PROJECT 06-R-02, SAID POINT BEING THE POINT OF COMMENCING. THENCE: S 63 DEG. 58 MIN. 31 SEC. E, A DISTANCE OF 139.04 FEET; THENCE: S 26 DEG. 02 MIN. 27 SEC. W, A DISTANCE OF 9.82 FEET; THENCE: N 64 DEG. 00 MIN. 24 SEC. W, A DISTANCE OF 139.04 FEET; THENCE: N 26 DEG. 02 MIN. 27 SEC. E, A DISTANCE OF 9.89 FEET; TO THE POINT OF COMMENCING; CONTAINING 1322 SQUARE FEET, MORE OR LESS.

PERMANENT CONSTRUCTION EASEMENT COMMENCING AT A POINT ON THE PRESENT RIGHT-OF-WAY OF NEELYS BEND RD, 25.48 FEET RIGHT OF THE CENTERLINE STATION 21+44.03 FOR PROJECT 06-R-02, THENCE: S 26 DEG. 02 MIN. 27 SEC. W, A DISTANCE OF 9.89 FEET; SAID POINT BEING THE POINT OF COMMENCING. THENCE: S 64 DEG. 00 MIN. 24 SEC. E, A DISTANCE OF 139.04 FEET; THENCE: S 26 DEG. 02 MIN. 27 SEC. W, A DISTANCE OF 15.00 FEET; THENCE: N 64 DEG. 00 MIN. 24 SEC. W, A DISTANCE OF 139.04 FEET; THENCE: N 26 DEG. 02 MIN. 27 SEC. E, A DISTANCE OF 15.00 FEET; TO THE POINT OF COMMENCING; CONTAINING 2086 SQUARE FEET, MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO MICHAEL MADDEN AND WIFE, TAMARA MADDEN BY WARRANTY DEED FROM JO ETTA TAYLOR, UNMARRIED, RECORDED ON THE 19TH DAY OF OCTOBER, 2004 IN INSTRUMENT NO. 20041019-0125643, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This property is now or was formerly known as 1032 NEELYS BEND RD, MADISON, TN 37115.

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.

FILE NO.: SPS-13-04169

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 SEP 25 2013, 20___.

Rubin Lublin TN, PLLC

Printed Name: Victor Kang
Title: Member

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Najur Bowser, of the state and county aforesaid, personally appeared, Victor Kang, 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 SEP 25 2013, 20___.

Notary Public

My commission expires:

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

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $108,260.84.

Printed Name: Victor Kang
Title: Member, Rubin Lublin TN, PLLC

Sworn to and subscribed
before me this ___ day of SEP 25 2013, 20___.

Notary Public

My commission expires:

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