BILL GARRETT, Davidson County
Trans:T20140003886 DEEDTRS
Recvd: 01/17/14 10:48 4 pgs
Fees:23.00 Taxes:412.10
20140117-0004784

THIS INSTRUMENT PREPARED BY & RETURN TO:
Morris|Hardwick|Schneider, LLC
200 Jefferson Avenue
Suite 1350
Memphis, TN 38103
678-298-2117 or 866-503-4930
File No.: TN-87000225-13

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 10, 2002, and recorded in the Register's Office of Davidson County, Tennessee, as Instrument Number 20020619-0074088, ("Deed of Trust"), Baily W. Walling and Debra Lynn Walling conveyed to USA Title, as Trustee, 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, the beneficial interest of said Deed of Trust was last transferred and assigned to Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series SPMD 2002-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series SPMD 2002-B under the Pooling and Servicing agreement dated Sept 1, 2002; and

WHEREAS, Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series SPMD 2002-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series SPMD 2002-B under the Pooling and Servicing agreement dated Sept 1, 2002, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20131106-0115035 in the Register's Office of Davidson County, Tennessee; 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 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 November 8, 2013, November 15, 2013, and November 22, 2013 in Davidson AM section of the Tennessean, by which advertisement the sale was held on December 5, 2013, Davidson County Courthouse, South Main door, One Public Square, Nashville, Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, all notices have been given as required by T.C.A. §35-5-117, if any; and

WHEREAS, at the time and place mentioned in said advertisement, York Trustee Services, LLC, 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 of the Home Equity Mortgage Loan Asset-Backed Trust Series SPMD 2002-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series SPMD

2002-B under the Pooling and Servicing agreement dated Sept 1, 2002, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $111,379.52; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series SPMD 2002-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series SPMD 2002-B under the Pooling and Servicing agreement dated Sept 1, 2002, his/her successors and assigns;

WHEREAS, the owner and holder of said debt for which said 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 of the Home Equity Mortgage Loan Asset-Backed Trust Series SPMD 2002-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series SPMD 2002-B under the Pooling and Servicing agreement dated Sept 1, 2002, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned York Trustee Services, LLC, does hereby grant, bargain, sell and convey unto Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series SPMD 2002-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series SPMD 2002-B under the Pooling and Servicing agreement dated Sept 1, 2002, his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 47 ON THE PLAN OF PHASE 2, FOREST COVE OF RECORD IN PLAT BOOK 9700, PAGES 976 AND 977, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO BAILEY W. WALLING AND WIFE, DEBRA LYNN WALLING BY DEED FROM CRAIG HOMES, INC., DATED OCTOBER 31, 2000 AND RECORDED NOVEMBER 6, 2000, IN INSTRUMENT 200011060109706, REGISTER'SOFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The property address known as 1540 Overcreek Drive, Nashville, Tennessee, TN 37217, but is not part of this legal description.

Parcel Number: 149120B04700C0

The last recorded Warranty Deed was filed of record Instrument No. 20001106-019706 in the Register's Office of Davidson County, Tennessee.

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 of the Home Equity Mortgage Loan Asset-Backed Trust Series SPMD 2002-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series SPMD 2002-B under the Pooling and Servicing agreement dated Sept 1, 2002, his/her successors and assigns, forever, to whom the said. York Trustee Services,

LLC, 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, York Trustee Services, LLC, Substitute Trustee, has hereunto set his/her hand, this 16th day of January, 2014

York Trustee Services, LLC

By: Justin Tanner
Name: Justin Tanner
Title: Managing Member

State of Tennessee

County of Shelby

On this 16th day of January, 2014, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Justin Tanner, 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 an officer or authorized agent of York Trustee Services, LLC, the within named bargainor, being duly authorized, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation, company, or entity by himself or herself as such officer.

WITNESS my hand and Notarial Seal the day and year above written.

Kimberly P. Jones
Notary Public

My Commission Expires: 1.31.2016

KIMBERLY P. JONES
TENNESSEE NOTARY PUBLIC
My Comm Exp. Jan. 31, 2016
COUNTY OF SHELBY

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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 $111,379.52, 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 16th DAY OF January, 2014 (KP)

Notary Public

My Commission Expires: 1-31-2016

KIMBERLY P. JONES
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
Jan. 31, 2016
COUNTY OF SHELBY

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Parcel ID #: 149120B04700C0

Mail Tax Notices To and Property Owner:
Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series SPMD 2002-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series SPMD 2002-B under the Pooling and Servicing agreement dated Sept 1, 2002
888 East Walnut Street
Pasadena, CA 91101