PREPARED BY AND RETURN TO:
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| Davidson County | DEEDTRS |
| Recvd: 01/23/14 16:15 | 3 pgs |
| Fees:18.00 Taxes:1868.50 | |
| **20140123-0006574** | |

**S&K:13-049950**

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 27, 2005, recorded in Book xx, Page xx, Instrument No. 20051004-0119371, in the Register's Office of Davidson County, Tennessee, Steven D. Curnutte and wife, Karen Ward Curnutte conveyed to Arnold M. Weiss, Esq., Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument Number 20130624-0064423, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested said Substitute Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request the property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in the Nashville Ledger, such advertisement appearing in said newspaper on August 23, 2013, August 30, 2013, and September 6, 2013, by which advertisement the sale was appointed to be held on September 17, 2013 at 10:00 AM, at which time it was announced the sale adjournment to be held on January 7, 2014, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 10:00 AM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted 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, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to U.S. Bank National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-AR6, whose address is Wells Fargo Bank, N.A., 3476 Stateview Blvd, MAC# X7801-013 (FC), Fort Mill, South Carolina 29715, at and for the sum of $505,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by U.S. Bank National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-AR6 the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said U.S. Bank National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-AR6, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being part of Lot No.1 on the Plan of the Division of the Henry W. Compton Estates, as of record in Plan Book 2, page 58, Chancery Court at Nashville, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated February 10, 1967, as follows:
>
> Beginning at a point in the west margin of Estes Avenue, at an iron pin at the northeast corner of the property conveyed to Charles H. Potter and wife, Lorine Jacobs Potter by deed from M.T. Gossett, unmarried, as of record in Book 2637, page 141, Register's Office for Davidson County, Tennessee; thence west with his north line, 255.5 feet to an Iron pin; thence north with M.T. Gossett line, 95 feet to an iron pin; thence east along the south margin of a 30-foot Private Drive, 255.5 feet to an iron pin in the west margin of Estes Avenue; thence south with said Avenue, 95 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Book xx, Page xx, Instrument No. 20051004-0119371, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book xx, Page xx, Instrument No. 20051004-0119371, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded at Instrument No. 20030411-0048399, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

**SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.**

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto U.S. Bank National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-AR6, its successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set its hand and seal this 9 day of January, 2014.

Shapiro & Kirsch, LLP

By: _____

Philip Brooks
Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 9 day of January, 2014, before me, a Notary Public, in and for said State and County, personally appeared Philip Brooks, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of Shapiro & Kirsch, LLP, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

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

MY COMMISSION EXPIRES
JANUARY 05, 2015

My commission expires:

Notary Public

KELLY LIFFORD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $505,000.00, 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 the date written above.

MY COMMISSION EXPIRES
JANUARY 05, 2015

My commission expires:

Notary Public

KELLY LIFFORD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

**PROPERTY ADDRESS:** 4003 Estes Road, Nashville, Tennessee 37215

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
U.S. Bank National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-AR6
3476 Stateview Blvd
MAC# X7801-013 (FC)
Fort Mill, South Carolina 29715

**S&K File #13-049950 / WNI**
**Map & Parcel -166-16-0-152.00**

I, Oscie Bonner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Oscie Bonner

Signature

State of Tennessee

County of Shelby

Personally appeared before me, Melissa Gilbert, a notary public for this county and state, (Oscie Bonner) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa Gilbert

Notary's Signature

MELISSA GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES AUGUST 01, 2016

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electric documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided.

(4) No county register shall be required to accept document transmitted electronically.