PREPARED BY AND RETURN TO:
India Samuels
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Davidson County	DEEDTRS
Recvd: 02/18/14 09:39	3 pgs
Fees:18.00 Taxes:407.92	
20140218-0013503	

S&K:13-045384

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 30, 2006, recorded in Instrument No. 20061207-0151476, in the Register's Office of Davidson County, Tennessee, Charles Lauderdale, an unmarried man conveyed to Nashville Title Insurance Corporation, 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 20130415-0037009, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested the undersigned to advertise and 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 January 10, 2014, January 17, 2014, and January 24, 2014, by which advertisement the sale was appointed to be held on February 6, 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, on behalf of the holders of the Home Equity Asset Trust 2007-2Home Equity Pass-Through Certificates, Series 2007-2, whose address is Select Portfolio Servicing, Inc., 3815 South West Temple, Salt Lake City, Utah 84115, at and for the sum of $110,249.40, 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, on behalf of the holders of the Home Equity Asset Trust 2007-2Home Equity Pass-Through Certificates, Series 2007-2 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, on behalf of the holders of the Home Equity Asset Trust 2007-2Home Equity Pass-Through Certificates, Series 2007-2, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 1 on the Plan of The Nashville Housing Authority Subdivision, Number Five, as of record in Book 4470, page 143, Register's Office for Davidson County, Tennessee. Beginning at a point in the west margin of North 2nd Street, southeast corner of the subject lot; thence westwardly 145.00 feet to a point in the east margin of alley no. 307; thence with the margin of same, northwardly 67.21 feet to the point of beginning of a curve to the right having a radius of 215.0 feet; thence around said curve northwestwardly 17.81 feet to a point in the southerly margin of Evanston Avenue as relocated, and at the beginning of a slight curve to the left having a radius of 146.65 feet; thence with said curve of Evanston Avenue northeastwardly 68.29 feet to the beginning of a curve to the right having a radius of 104.0 feet; thence continuing with said margin of Evanston Avenue and the curve; thence northeastwardly 66.34 feet to a point at the beginning of a curve to the right having a radius of 20 feet; thence around said curve southeastwardly 35.68 feet to a monument in the west margin of North 2nd Street; thence with the margin of same, southwardly 135.09 feet to the point of beginning.



Being the same property conveyed to Charles Lauderdale, an unmarried man, from TDS and Associates, LLC, by deed on November 30, 2006, of record in Instrument Number 20061207-0151475, Register's Office for Davidson County, Tennessee.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20061207-0151476, 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 Instrument No. 20061207-0151476, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Instrument Number 20061207-0151475, 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, on behalf of the holders of the Home Equity Asset Trust 2007-2Home Equity Pass-Through Certificates, Series 2007-2, 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 7th day of February, 2014.

Shapiro & Kirsch, LLP

By: Budget Cole

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 7th day of February, 2014, before me, a Notary Public, in and for said State and County, personally appeared Budget Cole, 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
OCTOBER 21, 2017
My commission expires:

Notary Public

LUCINDA CALHOUN
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 $110,249.40, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Budget Cole
Affiant

Subscribed and sworn to before me on the date written above.

MY COMMISSION EXPIRES
OCTOBER 21, 2017
My commission expires:

Notary Public

LUCINDA CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

PROPERTY ADDRESS: 1012 North 2nd Street, Nashville, Tennessee 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2007-2Home Equity Pass-Through Certificates, Series 2007-2
3815 South West Temple
Salt Lake City, Utah 84115

S&K File #13-045384
Map & Parcel -082 03 0 097.00

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.

Signature

State of Tennessee

County of Shelby

Personally appeared before me, Kelly Lipford, 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.

Notary's Signature

KELLY LIPFORD
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES: JANUARY 05, 2015

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.