This instrument prepared by:

Jason S. Mangrum
Mackie Wolf Zientz & Mann, P.C.
5217 Maryland Way, Suite 404
Brentwood, TN 37027
(615) 238-3630
MWZM No.: 15-001974-670

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-5
C/O OCWEN LOAN SERVICING, LLC
1661 WORTHINGTON ROAD, SUITE 100
WEST PALM BEACH, FL 33409

Davidson County DEEDTRS
Recvd: 07/30/15 15:29 4 pgs
Fees:23.00 Taxes:458.80
20150730-0075356

Tax ID: 05112011000
Property Address: 430 BEECH AVE, MADISON, TN 37115

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on May 31, 2006, BUYERS TITLE & ESCROW, LLC. was named Trustee in a Deed of Trust of even date executed by MARION KING, JR AND DAWN KING, conveying to him/her/it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $123,750.00, principal, said Deed of Trust being recorded as Instrument No. 20060608-0068201 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, Jason S. Mangrum was appointed Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 20150612-0055569** in the real property records of Davidson County Register's Office, Tennessee; I, Jason S. Mangrum, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by three (3) successive publications, namely: **06/25/2015, 07/02/2015, 07/09/2015** in a newspaper of general circulation in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on July 23, 2015 on or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, I, Jason S. Mangrum, individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which **U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-5**, submitted the highest and best bid, in the amount of $124,000.00, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, I, JASON S. MANGRUM, J.P. SELLERS, LORI LIANE LONG, JOHN R. ROAN, Substitute Trustee, do hereby sell, transfer and convey to **U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-5**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 5 AND PART OF LOT 6 ON THE UNREGISTERED PLAN OF THE SUBDIVISION OF THE HAYSBORO PARK LOT AS SHOWN ON THE PLAN OF MONTAGUE PARK SUBDIVISION AS OF RECORD IN BOOK 421, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO THE WESTERLY 2 FEET OF LOT NO. 29 ON THE MAP OF ANDREW JACKSON'S ADDITION TO MONTAGUE PARK SUBDIVISION AS RECORDED IN BOOK 547, PAGE 83 AND 84, SAID REGISTER'S OFFICE AND DESCRIBED MORE PARTICULARLY FROM A MORTGAGE LOAN INSPECTION BY LARRY L. CAMPBELL; REGISTER'S LAND SURVEYOR, TENNESSEE NO. 665, DATED JULY 17, 1984 AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY MARGIN OF BEECH AVENUE, SAID POINT BEING THE SOUTHEASTERLY FRONT CORNER OF THE PROPERTY CONVEYED TO RONALD L. SARVER AND WIFE, SHEARON C. SARVER BY DEED OF RECORD IN BOOK 4585, PAGE 505 SAID REGISTER'S OFFICE; THENCE LEAVING BEECH AVENUE IN A SOUTHWESTERLY DIRECTION OF 154 FEET WITH THE SOUTHEASTERLY LINE OF THE SARVER PROPERTY TO A POINT ON THE REAR LINE

OF LOT 25 ON PLAN OF ANDREW JACKSON'S ADDITION TO MONTAGUE PARK SUBDIVISION OF RECORD IN BOOK 547, PAGE 83 AND 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY; THENCE IN A SOUTHEASTERLY DIRECTION 159 FEET WITH THE REAR LINES OF LOT 25, 26 AND 27 AND 28 OF THE SAID ANDREW JACKSON'S ADDITION TO MONTAGUE PARK SUBDIVISION TO A POINT ON THE NORTHEASTERLY REAR CORNER OF SAID LOT NO. 28; THENCE WITH THE SOUTHEASTERLY LINE OF SAID LOT NO. 28; THENCE WITH THE SOUTHEREASTERLY LINE OF SAID LOT NO. 28 IN A SOUTHWESTERLY DIRECTION 57.7 FEET TO A POINT ON THE NORTHEASTERLY MARKING OF INDIAN TRAIL; THENCE WITH SAID MARGIN IN A EASTERLY DIRECTION 2 FEET TO A POINT LOCATED ON THE SOUTHWESTERLY FRONT CORNER OF THE PROPERTY CONVEYED TO ALLIE WILSON FYKE OF RECORD IN BOOK 4720, PAGE 593, SAID REGISTER'S OFFICE; THENCE LEAVING THE NORTHEASTERLY MARGIN OF SAID INDIAN TRAIL IN A NORTHEASTERLY DIRECTION 57 FEET WITH THE NORTHERLY LINE OF THE SAID FYKE PROPERTY TO A POINT BEING LOCATED ON A REAR CORNER OF SAID PROPERTY; THENCE WITH THE REAR LINE OF THE SAID FYKE PROPERTY IN A SOUTHEASTERLY DIRECTION 18 FEET TO A POINT ON THE REAR SOUTHWESTERLY CORNER OF THE PROPERTY CONVEYED TO BOBBY H. WEST OF RECORD IN BOOK 5342, PAGE 663, SAID REGISTER'S OFFICE; THENCE IN A NORTHEASTERLY DIRECTION 5.7 FEET WITH A PORTION OF THE SOUTHWESTERLY LINE OF THE SAID WEST PROPERTY, TO A POINT, SAID POINT BEING THE REAR SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO MARK A. LASHLEY OF RECORD IN BOOK 5885, PAGE 894, SAID REGISTER'S OFFICE; THENCE IN A NORTHWESTERLY DIRECTION 70 FEET WITH THE REAR LINE OF THE LASHLEY PROPERTY, TO A POINT ON LASHLEY'S SOUTHWESTERLY REAR CORNER; THENCE WITH SAID LASHLEY'S NORTHWESTERLY LINE 152.5 FEET TO A POINT LOCATED ON THE SOUTHWESTERLY MARGIN OF SAID BEECH AVENUE; THENCE WITH THE SAID SOUTHWESTERLY MARGIN OF BEECH AVENUE 103 FEET IN A NORTHWESTERLY DIRECTION TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARION KING, JR, MARRIED, BY DEED OF RECORD AS INSRUMENT NO. 20060608-0068200 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 430 BEECH AVE, MADISON, TN 37115.

I, Jason S. Mangrum, Substitute Trustee, convey to **U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-5**, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TN 37027, on this 20 day of July, 2015.

Jason S. Mangrum, Substitute Trustee
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TN 37027
PHONE: (615) 238-3630
EMAIL: INFO@MWZMLAW.COM

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jason S. Mangrum, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this 20th day of July, 2015.

Notary Public:

My Commission Expires: September 18, 2017

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $124,000.00.

Affiant

Subscribed and sworn to before me, this on this 30th day of July, 2015.

Notary Public:
My Commission Expires: September 18, 2017

DAWN M. E. MCMAHON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
MACKIE WOLF ZIENTZ & MANN, P.C.
5217 MARYLAND WAY, SUITE 404
BRENTWOOD, TN 37027

Certificate of Authenticity

I, Jason Mayhew, 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 WILLIAMSON

Personally appeared before me, Dawn M E McMahon, a notary public for this county and state, Jason Mayhew who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: SEPT. 19, 2017

Notary's Seal (If on paper)

DAWN M. E. MCMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY