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.: 15-003635-670

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASOOCIATION, AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2007-OSI
C/O OCWEN LOAN SERVICING, LLC
1661 WORTHINGTON ROAD, SUITE 100
WEST PALM BEACH, FL 33409

Davidson County DEEDTRS
Recvd: 11/24/15 14:26 3 pgs
Fees:18.00 Taxes:453.41
20151124-0119288

Tax ID: 070 01 0 006.00
Property Address: 3917 PHEASANT DR, NASHVILLE, TN 37218

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on February 2, 2007, WILSON AND ASSOCIATES, PLLC was named Trustee in a Deed of Trust of even date executed by FELICIA M WILSON, conveying to him/her/it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $118,150.00, principal, said Deed of Trust being recorded as Instrument No. 20070215-0019511 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. 20151019010612S** 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: **10/22/2015, 10/29/2015, 11/05/2015** 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 November 19, 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 **Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-OSI**, submitted the highest and best bid, in the amount of $122,543.99, 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 **Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-OSI**, 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 LOT NO. 6 ON THE MAP OF TREPPARD HEIGHTS, SECTION VI, OF RECORD IN BOOK 2900, PAGE 11, REGISTER`S OFFICE FOR SAID COUNTY, SAID LOT NO.6 FRONTS 90 FEET ON THE WESTERLY SIDE OF PHEASANT DRIVE AND RUNS BACK 316.6 FEET ON THE NORTHERLY LINE AND 300.4 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 117 FEET THEREON, BEING THE SAME PROPERTY CONVEYED TO FELECIA M. WILSON BY DEED FROM ALBERT G. JONES AND WIFE NANCY M. JONES, DATED MARCH 11, 2005, OF RECORD IN INSTRUMENT #20050318-0029908, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 3917 PHEASANT DR, NASHVILLE, TN 37218.

I, Jason S. Mangrum, Substitute Trustee, convey to **Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-OSI**, 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, TENNESSEE 37027, on this 25 day of November, 2015.

Jason S. Mangrum, Substitute Trustee
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TENNESSEE 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 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 30rd day of November 2015.

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

Notary Public: Dawn M. E. McMahon
My Commission Expires: September 18, 2017

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $122,543.99.

Affiant

Subscribed and sworn to before me, this on this 30rd day of November, 2015.

Notary Public: Dawn M. E. McMahon
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 Mason, 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 Mason 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. 16, 2017

Notary's Seal (if on paper)

DAWN M. E. McMAHON
NOTARY PUBLIC
SUMNER COUNTY