

Prepared by & Return to:
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181

File # 1006175MS

Grantor:
Christian Mayer
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181

Grantee:
U.S. Bank National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF10 Mortgage Pass-Through Certificates, Series 2006-FF10
3815 S. West Temple
Salt Lake City, UT 84115
801-293-1883

INDEXING INSTRUCTIONS: Lot 579, Section E, Tipton-Pollard PUD, Section 1, Township 2 South, Range 8 West, as per plat thereof recorded in Plat Book 89, Page 27, DeSoto County, Mississippi

STATE OF MISSISSIPPI

COUNTY OF DE SOTO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Charles Forsyth a/k/a Charles Forsythe and Dawn Forsyth a/k/a Dawn Forsythe executed a Deed of Trust in favor of Lenders Title and Escrow LLC, Trustee, securing an indebtedness to Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for First Franklin A Division of Nat. City Bank of IN, its successors and assigns, dated March 6, 2006, and recorded in Book 2428, Page 26 of the Land Records of De Soto County, Mississippi; and

WHEREAS, said Deed of Trust was assigned to U.S. Bank National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF10 Mortgage Pass-Through Certificates, Series 2006-FF10, by instrument dated March 30, 2010, and recorded in the Office of the aforesaid Chancery Clerk in Book 3181, Page 176; and

WHEREAS, U.S. Bank National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF10 Mortgage Pass-Through Certificates, Series 2006-FF10, the legal holder of the said Deed of Trust and the Note secured thereby, substituted Nationwide Trustee Services, Inc. as Substitute Trustee therein, as authorized by the terms

thereof, by instrument dated May 27, 2010, and recorded in Book 3181, Page 179 of the records in the offices of the aforesaid Chancery Clerk; and

WHEREAS, default having been made in the payment of the indebtedness secured by said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire unpaid balance immediately due and payable as was its option so to do under the terms thereof, Nationwide Trustee Services, Inc., did on August 19, 2010, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., at the East front steps of the DeSoto County Courthouse in Hernando, Mississippi, offer for sale at public auction and sell to the highest bidder, according to law, the following described land and property, with improvements thereon situated, lying and being situated in De Soto County, Mississippi, and more particularly described as follows:

Lot 579, Section E, Tipton-Pollard PUD, situated in Section 1, Township 2 South, Range 8 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 89, Page 27, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of the time, place and terms of said sale, together with a description of said property to be sold, was given by publication in the DeSoto Times Today, a newspaper published and generally circulated in De Soto County, Mississippi, for three consecutive weeks preceding the date of sale. The first notice of publication appeared on July 29, 2010, and subsequent notices appeared on 8/5/2010, 8/12/2010. Proof of publication is attached hereto and incorporated herein by reference. A notice identical to said published notice was posted on the bulletin board at the De Soto County Courthouse, Mississippi, on July 14, 2010, and everything necessary to be done was done to make and effect a good and lawful sale.

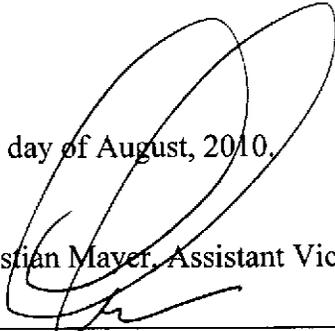
At said sale U.S. Bank National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF10 Mortgage Pass-Through Certificates, Series 2006-FF10 bid for said property in the amount of \$78,426.43 and this being the highest and best bid the said U.S. Bank National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF10 Mortgage Pass-Through Certificates, Series 2006-FF10 was declared the successful bidder and the same was then and there struck off to U.S. Bank National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF10 Mortgage Pass-Through Certificates, Series 2006-FF10.

NOW, THEREFORE, in consideration of the premises and in consideration of the price and sum of \$78,426.43, cash in hand paid, receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby sell and convey unto **U.S. Bank National**

Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF10 Mortgage Pass-Through Certificates, Series 2006-FF10, its successors and assigns, the land and property above described, together with all improvements thereon.

Title to this property is believed to be good, but I will convey only such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this the 19 day of August, 2010,



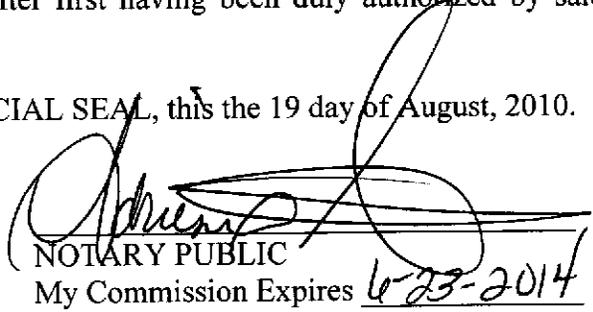
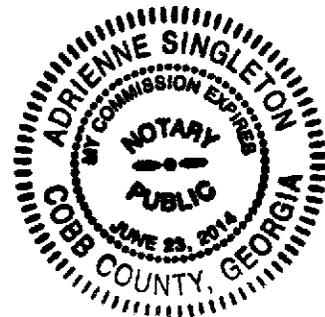
Christian Mayer, Assistant Vice President

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 19 Day of August, 2010, within my jurisdiction, the within named CHRISTIAN MAYER, who acknowledged to me that he is ASSISTANT VICE PRESIDENT OF NATIONWIDE TRUSTEE SERVICES, INC, a corporation, and that for and on behalf of said corporation as Assistant Vice President, and as the act and deed of said corporation, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 19 day of August, 2010.


NOTARY PUBLIC
My Commission Expires 6-23-2014

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the CLERK of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

SUBSTITUTE TRUSTEE'S NOTICE OF SALE STATE OF MISSISSIPPI COUNTY OF DE SOTO WHEREAS, on March 6, 2008, Charles Forsyth a/k/a Charles Forsythe and Dawn Forsyth a/k/a Dawn Forsythe executed and delivered a certain Deed of Trust unto Lenders Title and Escrow LLC, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for First Franklin A Division of Nat. City Bank of IN, its successors and assigns, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of De Soto County, Mississippi in Book 2428, Page 28; and WHEREAS, said Deed of Trust was subsequently assigned unto U.S. Bank National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF10 Mortgage Pass-Through Certificates, Series 2006-FF10, by instrument recorded in the Office of the aforesaid Chancery Clerk in Book 3181, Page 178; and WHEREAS, the holder of said Deed of Trust substituted and appointed Nationwide Trustee Services, Inc., as Trustee in said Deed of Trust by instrument recorded in the Office of the aforesaid Chancery Clerk Book 3181, Page 179; and WHEREAS, default having been made in the payments of indebtedness secured by said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on August 19, 2010, I will, during legal hours (between the hours of 11 o'clock a.m. and 4 o'clock p.m.), at pub-

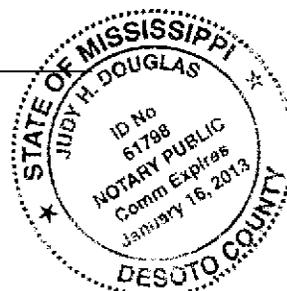
Volume No. 115 on the 29 day of July, 2010
Volume No. 115 on the 5 day of Aug., 2010
Volume No. 115 on the 12 day of Aug., 2010
Volume No. _____ on the _____ day of _____, 2010
Volume No. _____ on the _____ day of _____, 2010
Volume No. _____ on the _____ day of _____, 2010

Diane Smith

Sworn to and subscribed before me, this 12 day of Aug., 2010

BY Judy Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



A. Single first insertion of 384 words @ .12 \$ 46.08
B. 2 subsequent insertions of 768 words @ .10 \$ 76.80

and depositing to same \$ 3.00
FE: \$ 125.88

lic. entry, offer for sale and will sell, at the East front steps of the DeSoto County Courthouse in Hernando, Mississippi, for sale to the highest bidder, the following described land and property situated in De Soto County, Mississippi, to-wit: Lot 578, Section 5, Twp. 10-N, R. 10-W, situated in Section 1 Township 2 South, Range 8 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 90, Page 27, in the office of the Chancery Clerk of DeSoto County, Mississippi. Title to the above described property is believed to be good, but I will convey only such title as is vested in me as Substituted Trustee, WITNESS MY SIGNATURE this the 13th day of July, 2010. Christian Meyer, Christian Meyer, Assistant Vice President, Nationwide Trustee Services, Inc. 1587 Northeast Expressway Atlanta, GA 30328 (770) 294-8181 and 1408178485 PUBLISHED: 7/20/2010, 8:02AM, 812/2010