Davidson County DEEDTRS
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Fees:23.00 Taxes:383.17
20070104-0001567

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

INST. NO. 20040513-0056105

Responsible Taxpayer and Property Owner:
Tax Parcel No. 147060142

Name: Bank of New York as Trustee for the Certificateholders of CWMBS 2004-125

Address: c/o Countrywide Home Loans, Inc.
7105 Corporate Drive
Plano, TX 75024

Common Description: 4981 Edmondson Pike
Nashville, TN 37211
Legal Description: See Exhibit "A"

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $103,560.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Philip M. Kleinsmith, Trustee

Sworn to and subscribed before me,
by Philip M. Kleinsmith, Trustee
this 12th day of December, 2006

Kristine Sales
Notary Public
My Commission Expires: 11/7/2010

KRISTINE SALES NOTARY PUBLIC STATE OF COLORADO MY COMMISSION EXPIRES 11/07/2010

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under

that Deed of Trust executed by **Brian L. Fuller and Cynthia E. Fuller** dated **5/4/2004** and recorded **5/13/2004** at Inst. No. **20040513-0056105**, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **Mortgage Electronic Registration Systems, Inc. acting solely as Nominee for America's Wholesale Lender** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on **12/12/2006** at 10:00 a.m. pursuant to the advertisement published in the **Nashville Record News** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Steps of Old Ben West Library Building, 225 Polk Avenue, Nashville**, TN,, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Mortgage Electronic Registration Systems, Inc. acting solely as Nominee for America's Wholesale Lender** became the highest and best bidder(s) at and for the sum of **$130,560.00** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

WHEREAS, **Mortgage Electronic Registration Systems, Inc. acting solely as Nominee for America's Wholesale Lender** directed and instructed the undersigned to transfer, convey and assign the real estate described herein to the **Bank of New York as Trustee for the Certificateholders of CWMBS 2004-125**, and to deliver the deed of reconveyance to said Department;

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Bank of New York as Trustee for the Certificateholders of CWMBS 2004-125, Grantee, the following described real estate, to wit:**

See attached Exhibit "A"

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the

covenants and warranties contained in the Deed of Trust recorded at Inst. No. **20040513-0056105**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 12th day of December, 2006.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Kristine Sales, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 12th day of December, 2006.

KRISTINE SALES NOTARY PUBLIC STATE OF COLORADO
MY COMMISSION EXPIRES 11/07/2010

Notary Public

My Commission Expires: 11/7/2010.

Prepared by: COURTNEY STEGALL

AMERICA'S WHOLESALE LENDER

Branch #: 0000953
750 OLD HICKORY BLVD. #180
BRENTWOOD, TN 37027
Phone: (615)377-1249
Br Fax No.: (615)661-9415

DATE: 05/04/2004
CASE #:
DOC ID #: 00004969690305004
BORROWER: BRIAN LAMARC FULLER
PROPERTY ADDRESS: 4981 EDMONDSON PIKE
NASHVILLE, TN 37211

LEGAL DESCRIPTION EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 681 on the Plan of Caldwell Hall, Section 5, as of record in Book 3106, page 15, Register's Office for said County.

Said Lot No. 681 fronts 73.85 feet on the northwesterly margin of Edmondson Pike and extends back 287.3 feet on the southwesterly line and 289.7 feet on the northeasterly line to a dead line in the rear measuring 95.6 feet thereon.

Being the same property conveyed to Brian Lamarc Fuller and wife, Cynthia Elaine Fuller, by Warranty Deed from Elliott D. Ramsey and wife, Debra Ramsey, of record in Instrument No. 20040513-0051604, Register's Office for Davidson County, Tennessee.

Subject to Easements of record in Book 8060, Page 616, and Book 6692, Page 637.

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