This instrument prepared by:

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

Davidson County DEEDTRS
Recvd: 01/08/08 08:20 5 pgs
Fees:28.00 Taxes:420.58

20080108-0002062

INST. NO. 20040616-0071355

Responsible Taxpayer and Property Owner:
Tax Parcel No. 91130299

Name: Bank of New York as Trustee for the Certificateholders of CWABS Inc. Asset Backed Certificates Series 2004-6

Address: c/o 7105 Corporate Drive
Plano, TX 75024

Common Description: 5914 OBrien Avenue
Nashville, TN 37209

Legal Description: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 78, ON THE PLAN OF WEST NASHVILLE HEIGHTS, OF RECORD IN BOOK 332, PAGE 127, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $113,669.62 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 13th day of December, 2007

Notary Public
My Commission Expires: 10/21/2011.

ANGENETTE SINAMAN NOTARY PUBLIC STATE OF COLORADO

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by **James W. Seibers** dated **06/10/2004** and recorded **06/16/2004** at Instrument No. **20040616-0071355**, 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 Thursday, **December 13, 2007** at 10:00 a.m. pursuant to the advertisement published in the **Davidson AM** 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 **Bank of New York as Trustee for the Certificateholders of CWABS Inc. Assett Backed Certificates Series 2004-6** became the highest and best bidder(s) at and for the sum of **$113,669.62** 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.

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 CWABS Inc. Assett Backed Certificates Series 2004-6**, Grantee, the following described real estate, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 78, ON THE PLAN OF WEST NASHVILLE HEIGHTS, OF RECORD IN BOOK 332, PAGE 127, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

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 Instrument No. **20040616-0071355**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 13th day of December, 2007.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Angenette Linaman, 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 13th day of December, 2007.

NOTARY PUBLIC

Notary Public

My Commission Expires: 10/21/2011.

STATE OF TENNESSEE
DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT
EMPLOYMENT SECURITY DIVISION
Legal Office
220 French Landing
Nashville, Tennessee 37243
(615) 741-3170
(615) 532-7386 FAX

November 19, 2007

Ms. Angie Linaman
Foreclosure Technician
Kleinsmith & Associates, PC
6035 Erin Park Drive, Suite 203
Colorado Springs, CO 80918-5411

RE: Property of James W. Seibers dba Seibers DME & Oxygen
TDLWD Acct. #548-577
TDLWD Lien #4-4961 (Davidson County)
Notice of Trustee's Sale

Dear Ms. Linaman:

Your letter of November 13, 2007, is acknowledged, along with the attendant Notice of Trustee's Sale, and this will respectfully advise:

1. That said Notice is accepted as being timely and adequate; and,

2. That the amount of delinquent unemployment taxes, penalty and interest computed to date of sale is $1,434.64.

It is requested that you further advise us after the sale regarding: (i) actual proceeds of sale; (ii) net mortgage balance owed to the foreclosing creditor; (iii) sale costs; (iv) other liens, and this Agency's apparent position of priority with respect to same; and, (v) your proposed distribution of sale proceeds.

Should you have further questions regarding this matter, please let us know.

Sincerely,

Alfred M. Smith, Jr.
Counsel to Commissioner

AMS:PDR

cc: James A. Matheney, Central Office

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
Washington, D.C. 20224

SMALL BUSINESS/SELF-EMPLOYED DIVISION

December 6, 2007

Professional Law Office of Kleinsmith & Associates, P.C.
6035 Erin Park Drive, Suite 203
Colorado Springs, Colorado 80918-5411

Dear Ms. Linaman:

This is to acknowledge receipt of your correspondence dated November 13, 2007 regarding James W. Seibers, 5914 OBrien Avenue, Nashville, Tennessee 37209, TIN XX-XXX3528. Your notice is considered adequate for a non-judicial sale under the provisions of Section 7425 of the Internal Revenue Code of 1986.

If the property is sold for more than the total due on the foreclosing instrument, any excess proceeds are subject to the lien(s) of the Internal Revenue Service. Send excess proceeds to the address shown below.

The Internal Revenue Service reserves its right to redeem real property. If you desire to submit an application for release of our right of redemption, you may request a copy of Publication 487, by calling 1-800-TAX-FORM. A payment may be required to secure a release.

We are enclosing a blank "Report Of Sale". Within fifteen (15) days from the day of sale, please complete the report and return it to the address on the Report of Sale. If the sale is canceled, please provide a brief explanation as to the reason.

If you have any questions, please contact James Kelley, badge number 62-09529, telephone number, (615)250-5403, fax to (615)250-6008, or write to 801 Broadway, MDP 53, Nashville, TN 37203. Thank you for your cooperation.

Sincerely,

Gwannette M. Claybrook

Gwannette M. Claybrook
Technical Services Group Manager

Enclosure