Davidson County DEEDTRS
Recvd: 06/10/08 12:16 4 pg:
Fees:23.00 Taxes:281.32

20080610-0059706

This instrument prepared by:

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

INST. NO. 20061228-0160001

Responsible Taxpayer and Property Owner:
Tax Parcel No. 08111022500

Name: Countrywide Home Loans Servicing LP for the Benefit of HSBC Bank USA NA

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

Common Description: 1620 Century Street
Nashville, TN 37208

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 $76,032.50 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 29th day of May, 2008

Notary Public
My Commission Expires: 10/21/2011

ANGENETTE LINAMAN 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 **Iris Woodard** dated **12/22/2006** and

recorded **12/28/2006** at Instrument No. **20061228-0160001**, 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 WMC Mortgage Corp.** 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, **May 29, 2008** at 10:00 a.m. pursuant to the advertisement published in the **Nashville Business Journal** 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 **Countrywide Home Loans Servicing LP for the Benefit of HSBC Bank USA NA** became the highest and best bidder(s) at and for the sum of **$76,032.50** 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 **Countrywide Home Loans Servicing LP for the Benefit of HSBC Bank USA NA**, 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 Instrument No. **20061228-0160001**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 29th day of May, 2008.

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 29th day of May, 2008.

ANGENETTE LINAMAN NOTARY PUBLIC STATE OF COLORADO

Notary Public

My Commission Expires: 10/21/2011

File No.: 10246

EXHIBIT A

Being the westerly 50 feet of Lot No. 363 on McGavock, Wetmore and Others' Plan of Lots in the 2nd Addition to Nashville, called the Town of McGavock, as of record in Plan Book 21, Page 41, Register's Office for said County.

Said part of said lots fronts 50 feet on the northerly side of Century Street, formerly Short Street, and runs back between parallel lines with the westerly margin of 17th Avenue North, formerly James Street, 100 feet to a dead line.

Being the same property conveyed to Iris Woodard by Warranty Deed dated December 22, 2006 from Deborah Smith of record in Instrument No. 20061228-[redacted] in the Register's Office for Davidson County, Tennessee.

0160000

IW