Prepared by and Return to:
Rubin Lublin , LLC
One Park Place, Suite 380
6148 Lee Highway
Chattanooga, TN 37421
BAC-09-35320

BILL GARRETT, Davidson County
Trans:T20100014170 DEEDTRS
Recvd: 03/10/10 09:12 3 pgs
Fees:18.00 Taxes:503.20
20100310-0018288

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Bankers Trust Co Of CA, N.A., As Indenture Trustee Under The Indenture Relating To IMH Assets Corp, Collateralized Asset-Backed Bonds, Series 2001-1	**Bankers Trust Co Of CA, N.A., As Indenture Trustee Under The Indenture Relating To IMH Assets Corp, Collateralized Asset-Backed Bonds, Series 2001-1**	**161-10-0A-220.00**
1800 Tapo Canyon Road	**1800 Tapo Canyon Road**	
Simi Valley, California 93063	**Simi Valley, California 93063**	

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on February 18, 2010, by Everett L. Hixson, Jr., Successor Trustee ("Successor Trustee").

WHEREAS, by that certain Deed of Trust dated April 12, 2001 and recorded on April 19, 2001 in **Instrument No. 20010419-0038657**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **Traci Kellum and Bob G. Kellum** ("Borrower") conveyed to Lawyers Title, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on April 12, 2001 (the "Note"), which obligation is presently held and owned by Bankers Trust Co Of CA, N.A., As Indenture Trustee Under The Indenture Relating To IMH Assets Corp, Collateralized Asset-Backed Bonds, Series 2001-1; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the owner and holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Everett L. Hixson, Jr., was duly appointed as Successor Trustee in the place and stead of Lawyers Title, said appointment being set forth in **Instrument No. 20100211-0010715** said Register's Office; and

WHEREAS, the Successor Trustee caused notice to be published as provided in the Deed of Trust and Note in the **Tennessee Tribune** that the Property would be sold on January 14, 2010, at 11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such advertisement appearing in said newspaper on **December 17, 2009, December 24, 2009, and**

December 31, 2009, a copy of such notice sent to Borrower, the current owner of the Property, and all other parties who appeared to have any interest in the Property reflected in the records of the Register's Office of Davidson County, Nashville Tennessee, and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices appeared and announced that the January 14, 2010 sale would be postponed to January 28, 2010. On January 28, 2010 Successor Trustee appeared and announced that the January 28, 2010 sale would be postponed to February 4, 2010. On February 4, 2010 Successor Trustee appeared and announced that the February 4, 2010 sale would be postponed to February 11, 2010. On February 11, 2010 Successor Trustee appeared and announced that the February 11, 2010 sale would be postponed to February 18, 2010. On February 18, 2010 Successor Trustee appeared and offered the Property for sale, and after opening the floor for competitive bids, sold said Property to Bankers Trust Co Of CA, N.A., As Indenture Trustee Under The Indenture Relating To IMH Assets Corp, Collateralized Asset-Backed Bonds, Series 2001-1 at the price of **One Hundred Thirty Six thousand and 00/100 dollars ($136,000.00)**, this being the highest, last and best bid.

NOW, THEREFORE, I, Everett L. Hixson, Jr., Successor Trustee as aforesaid, in consideration of the premises and the sum **of One Hundred Thirty Six thousand and 00/100 dollars ($136,000.00)** to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **Bankers Trust Co Of CA, N.A., As Indenture Trustee Under The Indenture Relating To IMH Assets Corp, Collateralized Asset-Backed Bonds, Series 2001-1** ("Grantee"), its successors and assigns, all of my right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 325, VILLAGES OF BRENTWOOD, PHASE THREE, A PLANNED UNIT DEVELOPMENT OF RECORD IN BOOK 6250, PAGE 918, REGISTER`S OFFICE FOR SAID COUNTY, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACURATE LEGAL DESCRIPTION THEREOF. APN: A02-22.000CO

PROPERTY ADDRESS: 4953 Yorkshire Road, Nashville, TN 37211.

Borrower's source of title is that certain Warranty Deed dated 04/12/2001 from Carolene Cothren to Traci Kellum of record on 04/19/2001 in Instrument No. 20010419-0038656 in said Register's Office.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to **(1)** any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; **(2)** any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; **(3)** any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; **(4)** applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned

Property in the Register`s Office of Davidson County, Tennessee; **(5)** any governmental zoning and subdivision ordinances or regulations in effect thereon; **(6)** the accuracy of the Index Book of the said Register`s Office; and **(7)** any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Successor Trustee on the day and date first above written.

Everett L. Hixson, Jr.
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Before me, of the state and county aforesaid, personally appeared Everett L. Hixson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Chattanooga, Tennessee this 18th day of February, 2010.

Notary Public

My commission expires:

4-18-12

CAROL G. HIXSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

The actual consideration or value, whichever is greater, for this transfer is **$136,000.00**.

Affiant

Sworn to and subscribed
before me this 18th day of February, 2010.

Notary Public

CAROL G. HIXSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My commission expires: 4-18-12