Prepared by and Return to:
Rubin Lublin , LLC
119 S. Main Street, Suite 500
Memphis, TN 38103
BAC-09-31014

BILL GARRETT, Davidson County
Trans:T20100029439 DEEDTRS
Recvd: 05/17/10 11:39 4 pgs
Fees:23.00 Taxes:163.17
20100517-0037730

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Deutsche Bank National Trust Company, as Trustee on Behalf of the Certificateholders of Morgan Stanley ABS Capital I Inc., Morgan Stanley ABS Capital I Inc. Trust 2004 -WMC3	**Deutsche Bank National Trust Company, as Trustee on Behalf of the Certificateholders of Morgan Stanley ABS Capital I Inc., Morgan Stanley ABS Capital I Inc. Trust 2004 -WMC3**	**149080B002.00**
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 April 22, 2010, by Everett L. Hixson, Jr., Successor Trustee ("Successor Trustee").

WHEREAS, by that certain Deed of Trust dated September 27, 2004 and recorded October 8, 2004, in **Deed Instrument No., 20041008-0121946**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **Macedonio Ramirez and Tina Rodriguez Ramirez** ("Borrower") conveyed to Arnold M. Weiss, Attorney, 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 September 27, 2004 (the "Note"), which obligation is presently held and owned by Deutsche Bank National Trust Company, as Trustee on Behalf of the Certificateholders of Morgan Stanley ABS Capital I Inc., Morgan Stanley ABS Capital I Inc. Trust 2004 -WMC3; 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 Arnold M. Weiss, Attorney, said appointment being set forth in **Instrument No.,20100419-0029342** 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 March 18, 2010, at

11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such advertisement appearing in said newspaper on **February 25, 2010, March 4, 2010, and March 11, 2010**, 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 to those assembled that the March 18, 2010 sale was postponed to April 01, 2010 at the same time and place. On April 01, 2010 at the same time and place, the Substitute Trustee appeared and announced to those assembled that the April 01, 2010 sale was postponed to April 22, 2010 at the same time and place. On April 22, 2010 at the same time and place, the Substitute Trustee appeared and offered the Property for sale, and after opening the floor for competitive bids; sold said Property to Deutsche Bank National Trust Company, as Trustee on Behalf of the Certificateholders of Morgan Stanley ABS Capital I Inc., Morgan Stanley ABS Capital I Inc. Trust 2004 -WMC3 at the price **of Forty Four Thousand One Hundred and 00/100 dollars ($44,100.00)**, 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 **Forty Four Thousand One Hundred and 00/100 dollars ($44,100.00)** to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **Deutsche Bank National Trust Company, as Trustee on Behalf of the Certificateholders of Morgan Stanley ABS Capital I Inc., Morgan Stanley ABS Capital I Inc. Trust 2004 -WMC3** ("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:

LOCATED IN THE USD-06564 CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE.

BEING ALL OF UNIT NO. 2, IN 2901 ANDERSON ROAD CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, BEING A PART OF THE PROPERTY SHOWN ON THE PLAT OF FOREST VIEW PARK, SECTION II, LOT 308, OF RECORD IN BOOK 3842, PAGE 238, REGISTER`S OFFICE FOR DAVIDSON COUNTY,TENNESSEE, AND MORE COMPLETELY AND ACCURATELY DESCRIBED IN A MASTER DEED, RECORDED IN INSTRUMENT NO. 20030113-0005151, OF SAID REGISTER`S OFFICE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENT, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE PROPERTY, APARTMENTS, CO-OWNERS, AND TENANTS OF 2901 ANDERSON ROAD CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CONTAINED IN THE MASTER DEED AND THE BY-LAWS APPENDED THERETO, RECORDED IN INSTRUMENT NO. 20030113-0005151, OF THE REGISTER`S OFFICE FOR DAVIDSON COUNTY, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

THIS IS IMPROVED PROPERTY KNOWN AS 2901-A ANDERSON ROAD, NASHVILLE, TN 37217.

This property is now or was formerly known as 2901 A Anderson Road, Nashville, TN 37217.

Borrower's source of title is that certain Warranty Deed dated 09/28/2004 from Gary Nelson, Sr and Gary Nelson, Jr to Macedonio Ramirez of record on 10/08/2004 in Instrument Number 20041008-0121945 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 22nd day of April, 2010.

Carol L. Hixson
Notary Public

CAROL G. HIXSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My commission expires:

4-18-12

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

The actual consideration or value, whichever is greater, for this transfer is **$44,100.00**.

Affiant

Sworn to and subscribed
before me this 22nd day of April, 2010.

Notary Public

My commission expires:

4-18-12

CAROL G. HIXSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY