THIS INSTRUMENT
PREPARED BY AND RETURN TO:
Weissman Nowack Curry & Wilco, PC
Attn: Jonathan F. Young, Esq
One Alliance Center, 4th Floor
3500 Lenox Road, NE
Atlanta, GA 30326
(404) 926-4500
WNCW File: 015151-005879

BILL GARRETT, Davidson County
Trans:T20110025039 DEEDTRS
Recvd: 04/28/11 11:56 3 pgs
Fees:18.00 Taxes:247.90
20110428-0032529

SUCCESSOR TRUSTEE'S DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
WELLS FARGO BANK, N.A. TRUSTEE, et al. c/o PMOS, LLC, c/o Ocwen Loan Servicing, LLC 1661 Worthington Road West Palm Beach, FL 33409	WELLS FARGO BANK, N.A. TRUSTEE, et al. c/o PMOS, LLC, c/o Ocwen Loan Servicing, LLC 1661 Worthington Road West Palm Beach, FL 33409	223 Garwood Drive Nashville, TN 37210 11902008800

WHEREAS, by Deed of Trust dated given by Michael Westerbeck and Merrie Westerbeck in favor of Wesley D. Turner, as Trustee for Argent Mortgage Company, LLC, dated October 19, 2004, and recorded on October 26, 2004 at Instrument Number 20041026-0128483, Register's Office for Davidson County, Tennessee, the Borrower therein conveyed to the Trustee therein the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured appointed Weissman Nowack Curry & Wilco, PC as Successor Trustee by instrument recorded at Instrument Number 20110222-0014377, said Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; Notice of the Right to Foreclose was sent to the Borrower by letter dated January 05, 2011; and

WHEREAS, in the pursuance of said request of said beneficiary, the said property was advertised for sale by the undersigned, in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on April 19, 2011 at the county courthouse in Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement as may have been modified pursuant to said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale WELLS FARGO BANK, N.A. TRUSTEE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004 ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WHQ2 ("Grantee") was the highest and best bidder and became the purchaser of said property at and for the sum of $67,000.00.

NOW, THEREFORE, in consideration of the premises, the undersigned, as Successor Trustee, does hereby grant, bargain, sell and convey to the said Grantee, in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit ("Property"):

PROPERTY LOCATED AT 223 GARWOOD DRIVE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37210 AND:

BEING LOT NO. 43 ON THE PLAN OF CUNNINGHAM HEIGHTS, AS OF RECORD IN BOOK 2331, PAGE 76, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 43 FRONTS 73.66 FEET ON THE SOUTHERLY SIDE OF GARWOOD DRIVE AND RUNS BACK BETWEEN LINES, 180 FEET ON THE WESTERLY LINE AND 130 FEET ON THE EASTERLY LINE, TO A DEED LINE IN THE REAR ON WHICH IT MEASURES 95.3 FEET.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL WESTERBECK AND MERRIE WESTERBECK ON 05/14/99, BY DEED FROM CHARLES E. LINK AND WIFE, RENA F. LINK, FILED FOR RECORD ON 05/19/99, IN BOOK 11485, PAGE 16, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The Property is conveyed free from all legal, statutory and equitable rights of redemption, and all other rights or exemptions of every kind, all of which are expressly waived in the Deed of Trust.

Grantee hereunder accepts title to the Property and all improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Successor Trustee as to any matter whatsoever.

Said Property is conveyed subject to any unpaid taxes, mortgages, liens, encumbrances, easements, restrictions and other matters of record or otherwise that are prior in right to the lien of the said Deed of Trust.

IN WITNESS WHEREOF, Successor Trustee has caused this instrument to be executed this 20th day of April, 2011.

Weissman Nowack Curry & Wilco, PC, Successor Trustee

By: _____

Jonathan F. Young, Authorized Signatory

STATE OF GEORGIA)
COUNTY OF FULTON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Jonathan F. Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and upon oath, acknowledged such person be an Authorized Signatory (or other officer authorized to execute the instrument) of Weissman Nowack Curry & Wilco, PC, the within named bargainer, a corporation, and that such Authorized Signatory or other officer in such capacity executed the foregoing instrument for the purpose therein contained by personally signing in the name of such corporation as its Authorized Signatory or other officer as indentified above.

WITNESS my hand and seal, at office this 20th day of April, 2011.

_____
Notary Public
My commission expires: _____

DONNA L. FERNKAS NOTARY PUBLIC CHEROKEE COUNTY GEORGIA EXPIRES JAN. 27, 2012

STATE OF GEORGIA)
COUNTY OF FULTON)

The actual consideration or value of the property is $67,000.00.

_____
Affiant

Subscribed and sworn to before me this 20th day of April, 2011.

_____
Notary Public
My commission expires: _____

DONNA L. FERNKAS NOTARY PUBLIC CHEROKEE COUNTY GEORGIA EXPIRES JAN. 27, 2012