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: 015151-006084

BILL GARRETT, Davidson County
Trans:T20110040047 DEEDTRS
Recvd: 07/05/11 11:37 3 pgs
Fees:18.00 Taxes:1054.50
20110705-0051149

SUCCESSOR TRUSTEE'S DEED

Address of New Owner:	Send Tax Bills To:	Property Address and Map-Parcel Numbers
U.S. BANK NATIONAL ASSOCIATION, as Successor Trustee, et al. c/o PMOS, LLC c/o Ocwen Loan Servicing, LLC 1661 Worthington Road West Palm Beach, FL 33409	U.S. BANK NATIONAL ASSOCIATION, as Successor Trustee, et al. c/o PMOS, LLC, c/o Ocwen Loan Servicing, LLC 1661 Worthington Road West Palm Beach, FL 33409	5235 Tidwell Hollow Road Nashville, TN 37218 07800008300

WHEREAS, by Deed of Trust dated given by Aaron McGill in favor of CREATIVE TITLE AND ESCROW, LLC, as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR RESMAE MORTGAGE CORPORATION, dated April 12, 2006, and recorded on April 19, 2006 at Instrument Number 20060419-0044643, 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 20110128-0007766, 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 June 07, 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 U.S. BANK

NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-RM3 ("Grantee") was the highest and best bidder and became the purchaser of said property at and for the sum of $285,000.00.

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"):

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 13TH CIVIL DISTRICT OF SAID COUNTY AND STATE, DESCRIBED ACCORDING TO A SURVEY BY SOUTHERN LAND SURVEYING COMPANY, INC., DATED JANUARY 17, 1973, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY MARGIN OF TIDWELL HOLLOW ROAD, SAID POINT BEING THE NORTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO CHARLES H. SCHREIBER AND WIFE, BY DEED OF RECORD IN BOOK 4732, PAGE 368, REGISTER'S OFFICE FOR SAID COUNTY; THENCE RUNNING ALONG SCHREIBER'S NORTHERLY BOUNDARY LINE NORTH 40 DEGREES 31 MINUTES 51 SECONDS WEST 1,519.09 FEET TO A POINT; THENCE NORTH 25 DEGREES 00 MINUTES EAST 368.24 FEET TO A POINT; THENCE SOUTH 40 DEGREES 31 MINUTES 51 SECONDS EAST 1,325.36 FEET TO A POINT IN THE NORTHWESTERLY MARGIN OF TIDWELL HOLLOW ROAD; THENCE WITH SAME SOUTHWESTERLY 122.42 FEET TO A POINT; THENCE SOUTH 49 DEGREES 43 MINUTES 10 SECONDS WEST 177.56 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO AARON MCGILL BY WARRANTY DEED FROM DONALD W. SANDERS AND WIFE, JOYCE E. SANDERS DATED 3/5/04 AND FILED FOR RECORD 3/10/04 IN INSTRUMENT # 200403100027545, 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 1st day of July, 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 bargainor, 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 1st day of July, 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 $285,000.00.

_____
Affiant

Subscribed and sworn to before me this 1st day of July, 2011.

_____
Notary Public
My commission expires: _____

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