BILL GARRETT, Davidson County
Trans:T20110053545 DEEDTRS
Recvd: 08/30/11 13:08 3 pgs
Fees:18.00 Taxes:196.10
20110830-0067157

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: 015151-007257

SUCCESSOR TRUSTEE'S DEED

Address of New Owner:	Send Tax Bills To:	Property Address and Map-Parcel Numbers
HSBC BANK USA, N.A., As Trustee, et al. c/o PMOS, LLC c/o Ocwen Loan Servicing, LLC 1661 Worthington Road West Palm Beach, FL 33409	HSBC BANK USA, N.A., as Trustee, et al. c/o PMOS, LLC c/o Ocwen Loan Servicing, LLC 1661 Worthington Road West Palm Beach, FL 33409	3307 Oak Trees Court Antioch, TN 37013 15007046700

WHEREAS, by Deed of Trust dated given by Lazara Balmaseda in favor of HERITAGE TITLE SERVICES, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for MIT Lending, dated June 24, 2005, and recorded on December 28, 2005 at Instrument Number 20051228-0155197, 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 201105250040018, 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 April 26, 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 August 02, 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 HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN

TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2005-HE6, ASSET BACKED PASS-THROUGH CERTIFICATES ("Grantee") was the highest and best bidder and became the purchaser of said property at and for the sum of $53,000.00.

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"):

LOT NUMBER 12-B, ZONE LOT 12 LAKESHORE WOODS, SECTION 2, AS OF RECORD IN BOOK 5200, PAGE 608 AMENDED IN BOOK 6250, PAGE 481, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LAZARA BALMASEDA, UNMARRIED BY WARRANTY DEED FROM LES LAZARUS, BY AND THROUGH HIS LAWFUL ATTORNEY-IN-FACT, DAN HEICHELBECH, BILL LAZARUS, BY AND THROUGH HIS LAWFUL ATTORNEY-IN-FACT, DAN HEICHELBECH, AND DAN HEICHELBECH, OF RECORD IN INSTRUMENT NO. 20051228 - 0155196, 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 11th day of August, 2011.

Weissman Nowack Curry & Wilco, PC, Successor Trustee

By: _____

Jonathan F. Young, Authorized Signatory

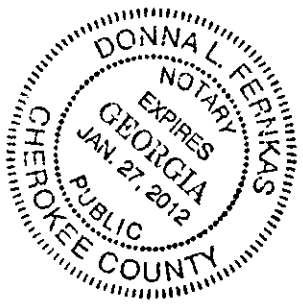
(STATE OF GEORGIA)
(COUNTY OF FULTON)

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 11th day of August, 2011.

Donna L Fernkas

Notary Public
My commission expires: _____



STATE OF GEORGIA)
COUNTY OF FULTON)

The actual consideration or value of the property is **$53,000.00**.

Jonathan F. Young

Affiant

Subscribed and sworn to before me this 11th day of August, 2011.

Donna L Fernkas

Notary Public
My commission expires: _____

