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: 015151-006949

BILL GARRETT, Davidson County
Trans:T20110055399 DEEDTRS
Recvd: 09/07/11 12:48 4 pgs
Fees:23.00 Taxes:144.30
20110907-0069281

SUCCESSOR TRUSTEE'S DEED

Address of New Owner:	Send Tax Bills To:	Property Address and Map-Parcel Numbers
WELLS FARGO BANK, N.A. TRUSTEE POOLING AND SERVICING AGREEMENT 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 POOLING AND SERVICING AGREEMENT et al c/o PMOS, LLC, c/o Ocwen Loan Servicing, LLC 1661 Worthington Road West Palm Beach, FL 33409	110 Myatt Drive Madison, TN 37115 04311013800

WHEREAS, by Deed of Trust dated given by Jessica Ruslow a/k/a Jessica L. Ruslow in favor of Wesley D. Turner, as Trustee for Ameriquest Mortgage Company, dated July 20, 2004, and recorded on July 30, 2004 at Instrument Number 20040730-0091176, 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 20110523-0039204, 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 4/01/2011; 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 July 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 OCTOBER 1, 2004 ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-MHQ1 ("Grantee") was the highest and best bidder and became the purchaser of said property at and for the sum of **$39,000.00**.

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 110 MYATT DRIVE, MADISON, DAVIDSON COUNTY, TENNESSEE 37115 AND:

BEING LOT NO. 13, ON THE UNRECORDED MAP SHOWING A DIVISION OF TRACT 1 OF THE ANDERSON ESTATES, SECTION ONE, AS ORIGINALLY RECORDED AS TO TRACTS IN BOOK 1130, PAGE 37, FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE AUGUST 5, 1946, BY ANDERSON & GEE, SURVEYORS, AND FURTHER DESCRIBED BY A SURVEY MADE OF JOHN KOHL, DATED NOVEMBER 20, 1973, AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF MYATT DRIVE AT THE CORNER OF LOTS 13 AND 14; THENCE WITH THE LINE BETWEEN SAID LOTS WESTERLY 150 FEET TO A POINT; THENCE SOUTHERLY 50 FEET TO A POINT, A CORNER OF LOT 12; THENCE WITH THE LINE BETWEEN LOTS 12 AND 13, EASTERLY 150 FEET TO THE WEST MARGIN OF MYATT DRIVE; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JESSICA L. RUSLOW ON 07/17/02, BY DEED FROM MISTI D. LUECK, A SINGLE WOMAN, FILED FOR RECORD ON 07/23/02, IN INSTRUMENT NO. 20020723-0088257, 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 ~~27th~~ 23rd day of August, 2011.

Weissman Nowack Curry & Wilco, PC, Successor Trustee

By: Jonathan F. Young

Jonathan F. Young, Authorized Signatory

STATE OF GEORGIA)
COUNTY OF FULTON)

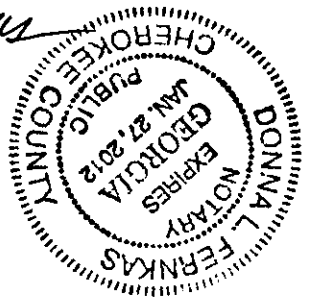
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Jonathan F. Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and upon oath, acknowledged such person be an Authorized Signatory (or other officer 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 23rd day of Aug., 2011.

Donna L Fernkas

Notary Public

My commission expires: _____



STATE OF GEORGIA)

COUNTY OF FULTON)

The actual consideration or value of the property is $ 39000.

Jonathan F. Young

Affiant

Subscribed and sworn to before me this 23rd day of Aug., 2011.

Donna L Fernkas

Notary Public

My commission expires: _____

