BILL GARRETT, Davidson County
Trans:T20110056726 DEEDTRS
Recvd: 09/13/11 11:47 3 pgs
Fees:18.00 Taxes:573.50
20110913-0070998

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: 015151-006126

SUCCESSOR TRUSTEE'S DEED

Address of New Owner:	Send Tax Bills To:	Property Address and Map-Parcel Numbers
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, et al. c/o PMOS, LLC, c/o Ocwen Loan Servicing, LLC 1661 Worthington Road West Palm Beach, FL 33409	DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, et al. c/o PMOS, LLC, c/o Ocwen Loan Servicing, LLC 1661 Worthington Road West Palm Beach, FL 33409	1717 10th Avenue North Nashville, TN 37208 08112000800

WHEREAS, by Deed of Trust dated given by Cecil Ward in favor of Allison Title Company, as Trustee for Mortgage Electronic Registration Systems, Inc., as Nominee for Fremont Investment & Loan, dated April 26, 2004, and recorded on May 11, 2004 at Instrument Number 20040511-0054129, 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 201101280007749, 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 December 31, 2010; 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 16, 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 DEUTSCHE

BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF AUGUST 1,2004 ABFC 2004-HE1 TRUST ABFC ASSET-BACKED CERTIFICATES, SERIES 2004-HE1 ("Grantee") was the highest and best bidder and became the purchaser of said property at and for the sum of **$155,000.00**.

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, TENNESSEE, BEING LOT NO. 1 AND THE SOUTHERLY 9 FEET OF LOT NO. 1 AND THE SOUTHERLY 9 FEET OF LOT NO. 2 ON THE MAP SHOWING RESUBDIVISION OF PARTS OF LOTS NOS. 290-294 INCLUSIVE AND CHANGE OF ALLEY THEREIN IN MCGAVOCK, WETMORE AND OTHERS 1ST ADDITION TO NASHVILLE, CALLED THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 161, PAGE 97, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO.1 AND THE SOUTHERLY PART OF LOT NO. 2 FRONT TOGETHER 50 FEET ON THE WESTERLY SIDE OF 10TH AVENUE, NORTH, FORMERLY POLK STREET AND RUN BACK BETWEEN PARALLEL LINES, 150 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO CECIL WARD BY QUIT CLAIM DEED FROM AMC REALTY INVESTMENT, LLC BY DATED APRIL 21, 2004 AND FILED FOR RECORD INSTRUMENT NO. 20040423-0046118, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO OF RECORD IN INSTRUMENT NO. 20030310-0031449, REGISTER'S OFFICE FOR SAID COUNTY.

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 12th day of September, 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 12th day of Sept, 2011.

Donna L Fernkas

Notary Public

My commission expires: _____



STATE OF GEORGIA)

COUNTY OF FULTON)

The actual consideration or value of the property is **$155,000.00**.

Jonathan F. Young

Affiant

Subscribed and sworn to before me this 12th day of Sept, 2011.

Donna L Fernkas

Notary Public

My commission expires: _____

