BILL GARRETT, Davidson County
Trans:T20110061384 DEEDTRS
Recvd: 10/03/11 13:39 6 pgs
Fees:33.00 Taxes:795.50
20111003-0076483

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: 015151-007423

SUCCESSOR TRUSTEE'S DEED

Address of New Owner:	Send Tax Bills To:	Property Address and Map-Parcel Numbers
DEUTSCHE BANK TRUST COMPANY AMERICAS, AS INDENTURE TRUSTEE, et al. c/o PMOS, LLC, c/o Ocwen Loan Servicing, LLC 1661 Worthington Road West Palm Beach, FL 33409	DEUTSCHE BANK TRUST COMPANY AMERICAS, AS INDENTURE TRUSTEE, et al. c/o PMOS, LLC, c/o Ocwen Loan Servicing, LLC 1661 Worthington Road West Palm Beach, FL 33409	1301 Campbell Road Goodlettsville, TN 37072 03200012400

WHEREAS, by Deed of Trust dated given by Tania L Hunter and Harold Hunter Jr in favor of C. THOMAS CATES, as Trustee for Saxon Mortgage, Inc., dated June 6, 2005, and recorded on June 08, 2005 at Instrument Number 20050608-0065357, 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 20110603-0042612, 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 May 27, 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 September 20, 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 TRUST COMPANY AMERICAS, AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2005-2 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2005-2 ("Grantee") was the highest and best bidder and became the purchaser of said property at and for the sum of **$215,000.00**.

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"):

CUNNINGHAM PROPERTY 1301 CAMPBELL ROAD LEGAL DESCRIPTION

CERTAIN REAL PROPERTY SITUATED IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS, TO-WIT:

1) BEGINNING AT A NEW IRON PIN, IN THE SOUTHERN MARGIN OF CAMPBELL ROAD (BEING 25 FEET FROM THE CENTERLINE), THE NORTHWEST CORNER OF DAWN BROOKE SUBDIVISION SECTION 1, THE MOST NORTH-NORTHEAST CORNER OF THIS TRACT, THENCE ALONG THE LINE WITH DAWN BROOKE SUBDIVISION SECTION 1, SOUTH 05 DEG. 00 MIN. 11 SEC. WEST, 195.25 FEET TO A NEW IRON PIN,

2) THENCE CONTINUING ALONG THE LINE WITH DAWN BROOKE SUBDIVISION SECTION 1, SOUTH 84 DEG. 59 MIN. 49 SEC. EAST, 283.19 FEET TO A NEW IRON PIN,

3) THENCE CONTINUING ALONG THE LINE WITH DAWN BROOKE SUBDIVISION SECTION 1, NORTH 88 DEG. 15 MIN. 39 SEC. EAST, 89.75 FEET TO A NEW IRON PIN,

4) THENCE ALONG A NEW LINE, SOUTH 04 DEG. 37 MIN. 24 SEC. WEST, 658.28 FEET TO A NEW IRON PIN,

5) THENCE CONTINUING ALONG A NEW LINE , NORTH 83 DEG. 30 MIN. 33 SEC. WEST, 255.27 FEET TO A NEW IRON PIN,

6) THENCE CONTINUING ALONG A NEW LINE, NORTH 11 DEG. 51 MIN. 36 SEC. WEST, 426.97 FEET TO A NEW IRON PIN,

7) THENCE CONTINUING ALONG A NEW LINE, NORTH 05 DEG. 35 MIN. 00 SEC. EAST, 171.28 FEET TO A NEW IRON PIN,

8) THENCE CONTINUING ALONG A NEW LINE, NORTH 49 DEG. 10 MIN. 38 SEC. WEST, 65.27 FEET TO A NEW IRON PIN,

9) THENCE CONTINUING ALONG A NEW LINE, NORTH 05 DEG. 35 MIN. 00 SEC. EAST, 218.28 FEET TO A NEW IRON PIN, IN THE SOUTHERN MARGIN OF CAMPBELL ROAD (BEING 25 FEET ROM THE CENTERLINE),

10) THENCE ALONG THE SOUTHERN MARGIN OF CAMPBELL ROAD (PARALLEL AND 25 FEET FROM THE CENTERLINE), SOUTH 84 DEG. 59 MIN. 49 SEC. EAST, 51.34 FEET TO THE BEGINNING, CONTAINING 5.276 ACRES, MORE OR LESS, AS SURVEYED BY BURNS AND ASSOCIATES, INC. UNDER TENNESSEE LINCENSE NO. 1053, DATED 05-20-2005.

BEING A PORTION OF THE PROPERTY CONVEYED TO TERRY WILKES FROM TOMMY CUNNINGHAM BY DEED OF RECORD IN INSTRUMENT NO. 20040809 - 0095896 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED WITH THE FOLLOWING 30' WIDE PERPETUAL INGRESS/EGRESS AND UTILITY EASEMENT, BEING DESCRIBED AS FOLLOWS, TO-WIT:

1) BEGINNING AT A NEW IRON PIN, BEING NORTH 84 DEG. 59 MIN. 49 SEC. WEST, 51.34 FEET FROM THE NORTHWEST CORNER OF DAWN BROOKE SUBDIVISION SECTION 1, IN THE SOUTHERN MARGIN OF CAMPBELL ROAD (BEING 25 FEET FROM THE CENTERLINE), THE MOST NORTH-NORTHEAST CORNER OF THIS EASEMENT, THENCE ALONG A LINE ACROSS WILKES, SOUTH 05 DEG. 35 MIN. 00 SEC. WEST, 10.51 FEET TO A POINT,

2) THENCE ALONG A LINE ACROSS WILKES, ALONG A CURVE WITH A RADIUS OF 363.24 FEET, AN ARC LENGTH OF 51.09 FEET, AND A CHORD BEING SOUTH 53 DEG. 05 MIN. 06 SEC. WEST, 51.04 FEET TO A POINT,

3) THENCE CONTINUING ALONG A LINE ACROSS WILKES, ALONG A CURVE WITH A RADIUS OF 137.87 FEET, AN ARC LENGTH OF 86.66 FEET, AND A CHORD BEING SOUTH 31 DEG. 02 MIN. 55 SEC. WEST, 85.24 FEET TO A POINT,

4) THENCE CONTINUING ALONG A LINE ACROSS WILKES, ALONG A CURVE WITH A RADIUS OF 58.26 FEET, AN ARC LENGTH OF 56.07 FEET, AND A CHORD BEING SOUTH 14 DEG. 31 MIN. 34 SEC. EAST, 53.93 FEET TO A POINT,

5) THENCE CONTINUING ALONG A LINE ACROSS WILKES, SOUTH 42 DEG. 05 MIN. 38 SEC. EAST, 56.66 FEET TO A POINT,

6) THENCE CONTINUING ALONG A LINE ACROSS WILKES, ALONG A CURVE WITH A RADIUS OF 427.57 FEET. AN ARC LENGTH OF 83.90 FEET, AND A CHORD BEING SOUTH 47 DEG. 42 MIN. 55 SEC. EAST, 83.77 FEET TO A POINT IN THE WESTERLY LINE OF THE ABOVE DESCRIBED TRACT,

7) THENCE ALONG A LINE WITH THE ABOVE DESCRIBED TRACT, SOUTH 05 DEG. 35 MIN. 00 SEC. WEST, 34.62 FEET TO A POINT,

8) THENCE ALONG A LINE ACROSS WILKES, ALONG A CURVE WITH A RADIUS OF 457.57 FEET, AN ARC LENGTH OF 107.66 FEET, AND A CHORD BEING NORTH 48 DEG. 50 MIN. 04 SEC. WEST, 107.42 FEET TO A POINT,

9) THENCE CONTINUING ALONG A LINE ACROSS WILKES, NORTH 42 DEG. 05 MIN. 38 SEC. WEST, 56.66 FEET TO A POINT,

10) THENCE CONTINUING ALONG A LINE ACROSS WILKES, ALONG A CURVE WITH A RADIUS OF 88.26 FEET, AN ARC LENGTH OF 84.93 FEET, AND A CHORD BEING NORTH 14 DEG. 31 MIN. 34 SEC. WEST, 81.70 FEET TO A POINT,

11) THENCE CONTINUING ALONG A LINE ACROSS WILKES, ALONG A CURVE WITH A RADIUS OF 167.87 FEET, AN ARC LENGTH OF 105.52 FEET, AND A CHORD BEING NORTH 31 DEG. 02 MIN. 55 SEC. EAST, 103.79 FEET TO A POINT,

12) THENCE CONTINUING ALONG A LINE ACROSS WILKES, ALONG A CURVE WITH RADIUS OF 393.24 FEET, AN ARC LENGTH OF 31.83 FEET, AND A CHORD BEING NORTH 51 DEG. 22 MIN. 29 SEC. EAST, 31.82 FEET TO A POINT, IN THE SOUTHERN MARGIN OF CAMPBELL ROAD (BEING 25 FEET FROM THE CENTERLINE)

13) THENCE ALONG THE SOUTHERN MARGIN OF CAMPBELL ROAD (PARALLEL AND 25 FEET FROM THE CENTERLINE), ALONG A CURVE WITH A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 36.68 FEET, AND A CHORD BEING SOUTH 87 DEG. 47 MIN. 56 SEC. EAST, 36.66 FEET TO THE BEGINNING, CONTAINING 11016 SQUARE FEET OR 0.253 ACRES, MORE OR LESS, AS SURVEYED BY BURNS AND ASSOCIATES, INC. UNDER TENNESSEE LICENSE NO. 1053, DATED 05-20-2005.

BEING THE SAME PROPERTY CONVEYED TO TANIA L. HUNTER AND HAROLD HUNTER, JR. WIFE AND HUSBAND BY DEED FROM TERRY E. WILKES ON JUNE 6, 2005, OF RECORD IN INSTRUMENT NUMBER 20050608-0065356, 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 21st 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 21ST 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 **$215,000.00**.

Jonathan F. Young

Affiant

Subscribed and sworn to before me this 21ST day of Sept., 2011.

Donna L Fernkas

Notary Public

My commission expires: _____

