BILL GARRETT, Davidson County
Trans:T20120012808 DEEDTRS
Recvd: 02/22/12 09:23 4 pgs
Fees:23.00 Taxes:253.46
20120222-0015139

**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: 015151-009363

# SUCCESSOR TRUSTEE'S DEED

| | |
|---|---|
| Name/ Address of New Owner: | DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-2 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2<br>c/o PMOS, LLC, c/o Ocwen Loan Servicing, LLC<br>1661 Worthington Road<br>West Palm Beach, FL 33409 |
| Send Tax Bills To: | DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-2 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2<br>c/o PMOS, LLC, c/o Ocwen Loan Servicing, LLC<br>1661 Worthington Road<br>West Palm Beach, FL 33409 |
| Property Address and Map-Parcel Numbers: | 4008 Clifton Avenue<br>Nashville, TN 37209<br>09108030900 |

**WHEREAS**, by Deed of Trust dated given by Joann Davis Mallard in favor of RAYMOND E. LACY, as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR OAK STREET MORTGAGE LLC, dated October 06, 2006, and recorded on October 19, 2006 at Instrument Number 20061019-0129890, 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 20110201-0008776, 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 September 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 January 03, 2012 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 REGISTERED HOLDERS OF NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-2 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2 ("Grantee") was the highest and best bidder and became the purchaser of said property at and for the sum of $68,503.46.

**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.14 AND THE WESTERLY 20 FEET OF LOT NO. 15 ON THE UNRECORDED PLAN OF BLOCK NO. 19 ON THE PLAN OF CLIFTON, AS OF RECORD IN BOOK 21, PAGE 35, REGISTER'S OFFICE OF DAVIDSON COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY HICKERSON-MILLER, ENGINEERS-SURVEYORS JULY 22, 1957, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF CLIFTON AVENUE, NORTH 87 DEGREES WEST 248.5 FEET, MORE OR LESS, FROM THE NORTHWEST INTERSECTION OF SAID CLIFTON AVENUE AND 40TH AVENUE NORTH; THENCE WITH THE NORTHERLY MARGIN OF SAID AVENUE NORTH 87 DEGREES WEST 50 FEET TO A POINT; THENCE NORTHERLY WITH THE WESTERLY LINE OF SAID LOT 14, 150 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY MARGIN OF A 10 FOOT ALLEY; THENCE WITH THE SOUTHERLY MARGIN OF SAID ALLEY, EASTERLY 50 FEET TO A POINT; THENCE SOUTHERLY AND PARALLEL TO THE LINE BETWEEN SAID LOTS NOS.14 AND 15, 157 FEET, MORE OR LESS TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOANN DAVIS MALLARD, BY DEED OF CORRECTION FROM THOMAS DAVIS, DATED OCTOBER 6, 1998 AND RECORDED OCTOBER 6, 1998 IN BOOK 11146, PAGE 293, 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 25th day of January, 2012.

Weissman Nowack Curry & Wilco, PC, Successor Trustee

By: _____

Jonathan F. Young, Authorized Signatory

[SEAL]

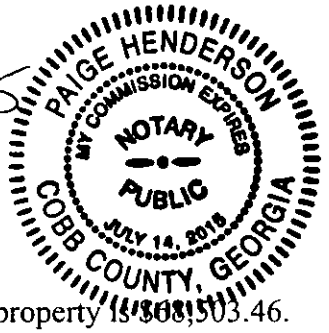
STATE OF GEORGIA)
COUNTY OF FULTON)

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 21st day of February, 2012.

Notary Public

My commission expires: 7-14-15




STATE OF GEORGIA)

COUNTY OF FULTON)

The actual consideration or value of the property is $68,503.46.

Affiant

Subscribed and sworn to before me this 21st day of February, 2012

Notary Public

My commission expires: 7-14-15

