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: 015151-005407

BILL GARRETT, Davidson County
Trans:T20120013604 DEEDTRS
Recvd: 02/24/12 10:17 10 pgs
Fees:53.00 Taxes:437.73
20120224-0016126

SUCCESSOR TRUSTEE'S DEED

Name/ Address of New Owner:	THE BANK OF NEW YORK MELLON, SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2004-3 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-3 c/o PMOS, LLC, c/o Ocwen Loan Servicing, LLC 1661 Worthington Road West Palm Beach, FL 33409
Send Tax Bills To:	THE BANK OF NEW YORK MELLON, SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2004-3 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-3 c/o PMOS, LLC, c/o Ocwen Loan Servicing, LLC 1661 Worthington Road West Palm Beach, FL 33409
Property Address and Map-Parcel Numbers:	1019 Malquin Dr Nashville, TN 37216 6107004400

WHEREAS, by Deed of Trust dated given by Henry Pleas and Lakeesha Pleas in favor of FRANKLIN TITLE, as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NOVASTAR MORTGAGE, Inc., dated August 12, 2004, and recorded on August 23, 2004 at Instrument Number 20040823-0101434, 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 20110201-0008782, 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 October 06, 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 17, 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 THE BANK OF NEW YORK MELLON, SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2004-3 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-3 ("Grantee") was the highest and best bidder and became the purchaser of said property at and for the sum of $118,304.85

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"):

BEING LOT NO. 23 ON THE PLAN OF BROADMOOR BLOCK J, SECTION 2, AS OF RECORD IN PLAT BOOK 547, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HENRY PLEAS AND LAKEESHA PLEAS BY DEED FROM W.H DORRIS AND R.B. HUFFINE, DATED MARCH 18, 2002 AND FILED FOR RECORD ON APRIL 3, 2002 AS INST. NO. 20020403 - 0040257, 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.

Said property is also conveyed subject the rights of the ~~United States~~ State of Tennessee to redeem the property as provided for in ~~26 U.S.C. Section 7425 (d)(1)~~ Section 67-1-1433(a)(1). See attachment also.

IN WITNESS WHEREOF, Successor Trustee has caused this instrument to be executed this 21st day of February, 2012.

Weissman Nowack Curry & Wilco, PC, Successor Trustee

By: _____

Jonathan F. Young, Authorized Signatory

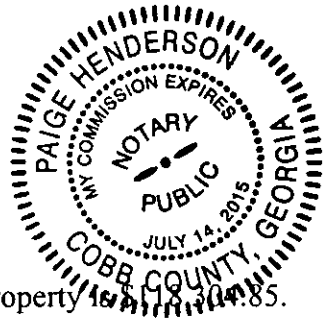
STATE OF GEORGIA)
COUNTY OF FULTON)

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 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 22 day of February, 2012.

Notary Public

My commission expires: 7/14/15



STATE OF GEORGIA)

COUNTY OF FULTON)

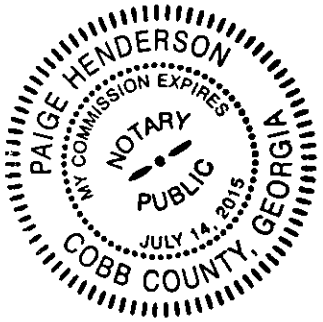
The actual consideration or value of the property is $113,304.85.

Affiant

Subscribed and sworn to before me this 22 day of February, 2012

Notary Public

My commission expires: 7/14/15



Western Progressive, LLC
PO Box 9047
Temecula, CA 92589-9047



PRESORT
First-Class Mail
U.S. Postage and
Fees Paid
WSO

20111214-69

Tennessee Department of Revenue, Commissioner of Revenue
Director, Tax Enforcement
PO BOX 190665
ATTN: MR. WILBUR HOOKS
NASHVILLE, TN 37219-0665



TNNOSR_CertifiedReturnReceipt

Weissman Nowack Curry & Wilco, P.C.
ATTORNEYS AT LAW

Weissman Nowack Curry & Wilco, P.C.
3500 Lenox Road, 4th Floor
Atlanta, Georgia 30326
Telephone: 866) 357-8501
Fax: (866) 960-8298
www.wncwlaw.com

December 14, 2011

Via Certified Mail
Return Receipt Requested
and Via First Class U.S. Mail

Tennessee Department of Revenue
Commissioner of Revenue
Director, Tax Enforcement
Attn: Mr. Wilbur Hooks
P.O. Box 190665
Nashville, TN 37219

Attn: Mr. Wilbur Hooks

RE:

Our File #:	005407
Original Borrower:	Henry Pleas and Lakeesha Pleas
Social Security #:	411-45-2085 and
Property:	1019 Malquin Dr Nashville, TN 37216 DAVIDSON County, Tennessee

Dear Mr. Wilbur Hooks:

Ocwen Loan Servicing, LLC has instituted foreclosure proceedings against the above referenced property. We believe the property is presently owned by Henry Pleas and Lakeesha Pleas. A copy of the legal description is contained in the attached Notice of Sale.

The Notice of Sale is being published three (3) times preceding the scheduled sale on January 17, 2012, as required by law. The sale will take place during the legal hours of sale on the steps of the DAVIDSON County Courthouse for cash. The recording information for the Security Deed and subsequent assignments, if any, can be found in the attached Notice of Sale.

A search of the DAVIDSON County Records indicates that State Tax Liens have been filed against certain parties in the total amounts as shown thereinafter. Information required by tax regulations and statutes is shown in the attached copy(ies) of said Notice(s) of State Tax Lien.



The Notice(s) of State Tax Lien(s) are more particularly described as follows:

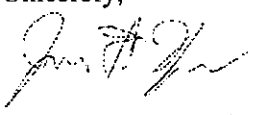
1. State tax lien in favor of The State of Tennessee against Henry Pleas and Lakeesha Pleas, dated June 04, 2008, entered of record on June 05, 2008 , and recorded in Deed Instrument Number 20080605-0057716, aforesaid records in the amount of $4,408.70, together with penalties and interest thereon from date of filing.

The unpaid balance of the indebtedness against the referenced property is $100,221.61; interest through the date of sale is approximately $2,789.27. Publication costs should be approximately $700.00; and attorney's fees in an amount ranging from $500.00 to the maximum allowed by Tennessee law will be incurred.

We have not determined that the party(ies) named in the attached Notice(s) of State Tax Lien is/are the same as those named in the attached Notice of Sale.

If there any questions in this matter, or if the Tennessee Department of Revenue requires additional information, please feel free to contact this office.

Sincerely,



Weissman, Nowack, Curry, and Wilco PC

Enclosures
File No.: 005407

TENNESSEE DEPARTMENT OF REVENUE

NOTICE OF STATE TAX LIEN

Pursuant to the provisions of T.C.A. 67-1-1401 et. seq. a lien exists in favor of the State of Tennessee. This lien exists on all property and all rights, title and interest in property acquired prior to or subsequent to the filing of this notice that belongs to the named taxpayer(s).

Notice is hereby given that there have been assessed taxes, penalty, and interest against the indicated taxpayer, which after demand for payment remain unpaid. The precise amount of the lien may be obtained from the State of Tennessee Tax Enforcement Division at (615) 741-3074

FOR DEPARTMENT OF REVENUE USE ONLY

TAXPAYER:

HENRY L PERAS

DBA/A: SLP
1206 SHUCK CHURCH PIKE
NASHVILLE TN 37207-6513

ENTITY ID:

SSN: [redacted]-6914

FEIN: [redacted]-6914

COUNTY: DAVIDSON

This instrument was prepared by the Tennessee Department of Revenue.

Witness my hand, at Nashville, Tennessee, on June 4, 2008.

COMMISSIONER OF REVENUE

By: _____
Delegate of Commissioner

FOR REGISTER USE ONLY ... PRINT OR STAMP

BOOK NO	PAGE NO.	DATE	TIME

REGISTER

Davidson County, TENNESSEE
Record: 06/06/08 09:58 AM
Fees: 12.00 Taxes: 0.00

20080605-0057716

BY: _____

NOTICE OF FORECLOSURE SALE

DAVIDSON COUNTY, STATE OF TENNESSEE

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Default has been made in the terms, conditions and payments provided for in that certain Deed of Trust dated August 12, 2004, of record in Deed Instrument 20040823-0101434, Register's Office for DAVIDSON County, Tennessee, from Henry Pleas and Lakeesha Pleas (Borrower) to FRANKLIN TITLE (Trustee) for the benefit of Mortgage Electronic Registration Systems, Inc., as Nominee for NOVASTAR MORTGAGE, Inc. (Lender), securing the Note/indebtedness therein described, the entire Note/indebtedness having been declared in default and immediately due and payable by the lawful owner and holder thereof.

THE BANK OF NEW YORK MELLON, SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2004-3 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-3 (Holder), now being the present owner/holder of said indebtedness, has now requested that foreclosure proceedings be instituted, and said Holder has appointed the firm listed below as Successor Trustee under said Deed of Trust, by an instrument duly recorded in the aforesaid records, to serve in the place and stead of the aforementioned Trustee. Notice of the Right to Foreclose was sent to the Borrower by letter dated October 06, 2011.

NOW, THEREFORE, said Successor Trustee, or agent thereof, pursuant to said Deed of Trust, having been requested by the Holder so to do, and by virtue of the authority and power vested in said Successor Trustee by said Deed of Trust, will on January 17, 2012 at 1:00 p.m., at the usual and customary location at the DAVIDSON County, Tennessee, Courthouse, sell at public outcry to the highest bidder for cash (or credit upon the indebtedness secured if the lawful owner and holder thereof is the successful purchaser), the following-described property:

BEING LOT NO. 23 ON THE PLAN OF BROADMOOR BLOCK J, SECTION 2, AS OF RECORD IN PLAT BOOK 547, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HENRY PLEAS AND LAKEESHA PLEAS BY DEED FROM W.H DORRIS AND R.B. HUFFINE, DATED MARCH 18, 2002 AND FILED FOR RECORD ON APRIL 3, 2002 AS INST. NO. 20020403 - 0040257, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

For informational purposes only, this property is commonly known as 1019 Malquin Dr, Nashville, TN 37216, Parcel ID 06107004400.

The property shall be free from all right and equity of redemption, statutory or otherwise, homestead, dower, curtesy, elective share, and all other exemptions that are expressly waived in said Deed of Trust, and the title is believed to be good, but the Successor Trustee will sell and

convey only as Successor Trustee, "as is" and "where is" and without covenants of seizin or warranties of title.

This property is encumbered by 1 liens or claims of lien filed by the State of Tennessee, Tax Enforcement Division, in the Register's Office of DAVIDSON County, Tennessee, as Deed Instrument Number 20080605-0057716. Notice of this Successor Trustee's Sale has been given to the State of Tennessee, Tax Enforcement Division, in accordance with T.C.A. Section 67-1-1433(b)(1). Sale of this property is subject to the redemption rights of the State of Tennessee, as provided for in T.C.A. Section 67-1-1433(c)(1).

Listing of Subordinate Lien holders:
MABLINE SIMMONS
903 Blue Ridge Drive
Nashville, TN 37207

Stephanie Rankin
C/O G Philip Anderson
155 Franklin Road, Suite 120
Brentwood, TN 37027

Capital One/3
C/O Christopher W Conner
P.O. Box 2466
Knoxville, TN 37901

Listing of Other Interested Parties: N/A

This sale is subject to liens; easements; encumbrances; property taxes; rights of redemption of taxing entities; all matters shown on any recorded plan(s) or plat(s); any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; any matter that an accurate survey of the premises might disclose; and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

If a high bidder fails to close a sale, the Successor Trustee shall have the option of making the sale to the next highest bidder. The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The right is reserved to adjourn the sale to another day, time and/or place certain without further publication, upon announcement at the time and place for the sale set forth above, or at any date and time fixed by a preceding postponement. Alternatively, at its option, Successor Trustee may give a new notice of sale.

Weissman Nowack Curry & Wilco, PC
One Alliance Center, 4th Floor
3500 Lenox Road
Atlanta, GA 30326
(866) 960-8298
File#: 005407