BILL GARRETT, Davidson County
Trans:T20120013615 DEEDTRS
Recvd: 02/24/12 10:22 4 pgs
Fees:23.00 Taxes:277.50
20120224-0016129

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: 015151-007830

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 HOLDER OF NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2004-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-1 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 HOLDER OF NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2004-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-1 c/o PMOS, LLC, c/o Ocwen Loan Servicing, LLC 1661 Worthington Road West Palm Beach, FL 33409
Property Address and Map-Parcel Numbers:	821 Woodcraft Drive Nashville, TN 37214 10815000400

WHEREAS, by Deed of Trust dated given by Stephen M. Baldwin in favor of LAWRENCE VOGAN, ATTY, as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NOVASTAR MORTGAGE, INC., dated December 19, 2003, and recorded on January 06, 2004 at Instrument Number 20040106-0002130, 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 20110825 - 0065856, 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 June 28, 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 HOLDER OF NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2004-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-1 ("Grantee") was the highest and best bidder and became the purchaser of said property at and for the sum of $75,000.00.

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. 187A OF THE ZONE LOT DIVISION OF LOTS 181 THRU 188 PERCY PRIEST WOODS SECTION 4, AS OF RECORD IN PLAT BOOK 6900, PAGE 32, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN M. BALDWIN, UNMARRIED AND LON DEREK DYER, UNMARRIED BY DEED FROM ROBERT E. LABREC AND WIFE, ITHACA S. LABREC DATED, 09/30/86 OF RECORD IN BOOK, 6999 PAGE, 71, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER BEING CONVEYED TO STEPHEN M. BALDWIN, UNMARRIED BY DEED DATED____, OF RECORD IN INSTRUMENT 20040106-0002129, REGISTER'S OFFICE FOR SAID COUNTY.

PROPERTY ADDRESS:

821 WOODCRAFT DR.

NASHVILLE, TENNESSEE 37214

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 February, 2012.

Weissman Nowack Curry & Wilco, PC, Successor Trustee

By: _____

Jonathan F. Young, Authorized Signatory

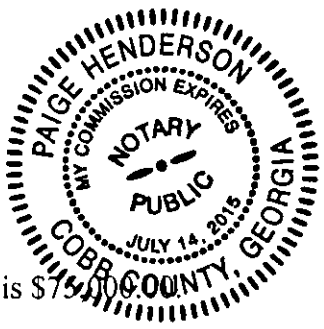
STATE OF GEORGIA)
COUNTY OF FULTON)

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 $75,000.00.

Affiant

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

Notary Public

My commission expires: 7/14/15

