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: 015151-009463

BILL GARRETT, Davidson County
Trans:T20120027425 DEEDTRS
Recvd: 04/16/12 10:32 4 pgs
Fees:23.00 Taxes:597.14
20120416-0032209

SUCCESSOR TRUSTEE'S DEED

Name/ Address of New Owner:	US BANK N.A AS TRUSTEE, FOR THE REGISTERED HOLDERS OF CSMC ASSET-BACKED TRUST 2007-NC1 OSI, CSMC ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-NC1 OSI c/o PMOS, LLC, c/o Ocwen Loan Servicing, LLC 1661 Worthington Road West Palm Beach, FL 33409
Send Tax Bills To:	US BANK N.A AS TRUSTEE, FOR THE REGISTERED HOLDERS OF CSMC ASSET-BACKED TRUST 2007-NC1 OSI, CSMC ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-NC1 OSI c/o PMOS, LLC, c/o Ocwen Loan Servicing, LLC 1661 Worthington Road West Palm Beach, FL 33409
Property Address and Map-Parcel Numbers:	1408 Aaronwood Drive Old Hickory, TN 37138 063160B20700CO

WHEREAS, by Deed of Trust dated given by Tullina Wambold and Craig Wambold in favor of BOB ARMSTRONG, as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN EQUITY MORTGAGE, INC., dated January 31, 2007, and recorded on March 01, 2007 at Instrument Number 20070301-0025103, 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 20111027-0083560, 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 07, 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 March 06, 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 US BANK N.A AS TRUSTEE, FOR THE REGISTERED HOLDERS OF CSMC ASSET-BACKED TRUST 2007-NC1 OSI, CSMC ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-NC1 OSI ("Grantee") was the highest and best bidder and became the purchaser of said property at and for the sum of $161,390.37

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"):

THE FOLLOWING DESCRIBED PREMISES SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, TO-WIT:

BEING LOT NO. 289 ON THE PLAN OF HAMPTON PARK, A PLANNED DEVELOPMENT, AS OF RECORD IN PLAT BOOK 6900, PAGE 405, AMENDED IN PLAT BOOK 6900, PAGES 550 THROUGH 552, CORRECTED IN BOOK 7462, PAGE 445, SURVEYOR'S CERTIFICATE OF CORRECTION IN BOOK 8110, PAGE 401 AND AMENDED IN BOOK 818, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

THE DERIVATION OF SAME BEING:

THE SAME BEING PROPERTY CONVEYED BY DEED EXECUTED BY ANTHONY MACDONALD AND WIFE, TAMMY MACDONALD, ON 10-31-2005, AS RECORDED ON 11-2-2005 AT BOOK/LIBER , PAGE/FOLIO , INSTRUMENT NO. 20051102-0132477 IN THE LAND RECORDS OF DAVIDSON COUNTY.

PARCEL IDENTIFICATION NUMBER: 063-16-0-B-207.00-CO

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 11th day of April, 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 11th day of April, 2012.

Notary Public

My commission expires: 7-14-15

PAIGE HENDERSON NOTARY PUBLIC MY COMMISSION EXPIRES JULY 14, 2015 COBB COUNTY, GEORGIA

STATE OF GEORGIA)

COUNTY OF FULTON)

The actual consideration or value of the property is $161,390.37.

Affiant

Subscribed and sworn to before me this 11th day of April, 2012

Notary Public

My commission expires: 7-14-15

PAIGE HENDERSON NOTARY PUBLIC MY COMMISSION EXPIRES JULY 14, 2015 COBB COUNTY, GEORGIA