THIS INSTRUMENT
PREPARED BY AND RETURN TO:
Weissman Nowack Curry & Wilco, PC
Attn: Laura S. Morris, Esq
One Alliance Center, 4th Floor
3500 Lenox Road, NE
Atlanta, GA 30326
(404) 926-4500
WNCW File: 015151-010593

BILL GARRETT, Davidson County
Trans:T20120034139 DEEDTRS
Recvd: 05/09/12 09:39 4 pgs
Fees:23.00 Taxes:466.20
20120509-0040043

SUCCESSOR TRUSTEE'S DEED

Name/ Address of New Owner:	HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-4 c/o PMOS, LLC, c/o Ocwen Loan Servicing, LLC 1661 Worthington Road West Palm Beach, FL 33409
Send Tax Bills To:	HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-4 c/o PMOS, LLC, c/o Ocwen Loan Servicing, LLC 1661 Worthington Road West Palm Beach, FL 33409
Property Address and Map-Parcel Numbers:	1284 General George Patton Road Nashville, TN 37221 142090E08300CO

WHEREAS, by Deed of Trust dated given by Karli S. Carroll in favor of CENTENNIAL TITLE COMPANY, INC., as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR OWNIT MORTGAGE SOLUTIONS, INC., dated May 25, 2005, and recorded on June 03, 2005 at Instrument Number 20050603-0063538, 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 20120131-0008598, 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 December 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 20, 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 HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-4 ("Grantee") was the highest and best bidder and became the purchaser of said property at and for the sum of $126,000.00.

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, TN, BEING UNIT NO. 1284, TOGETHER WITH THE CARPORT DESIGNATED NO. 1284-C ON THE PLAN OF RIVER PLANTATION, SECTION SEVEN, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON SAWYER BROWN ROAD AND GENERAL GEORGE PATTON ROAD, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION SEVEN, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 5200, PAGES 705 AND 706, AMENDED IN BOOK 6392, PAGE 321, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 6226, PAGE 9, AS AMENDED IN BOOK 6392, PAGE 321, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF RIVER PLANTATION, SECTION SEVEN, CONDOMINIUM APARTMENTS, CONTAINED IN THE MASTER DEED AND BY-LAWS APPENDED THERETO, RECORDED IN BOOK 6226, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO ANGELA MARY BURT DIXON BY QUITCLAIM DEED FROM ANDREW SCOTT DIXON DATED AUGUST 18, 1997 OF RECORD IN BOOK 10579, PAGE 381, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO BEING THE SAME PROPERTY CONVEYED TO ANDREW SCOTT DIXON AND WIFE, ANGELA M. DIXON BY DEED FROM LANE W. MOODY AND WIFE, PAT J. MOODY DATED JULY 31, 1996 OF RECORD IN BOOK 10144, PAGE 502, SAID REGISTER'S OFFICE. ANGELA MARY BURT DIXON IS KNOWN AS ANGELA MARY BURT DIXON SPAULDING BY VIRTUE OF HER MARRIAGE TO B. COLLINS SPAULDING.

BEING THE SAME PROPERTY CONVEYED BY DEED TO KARLI S. CARROLL AND BEING RECORDED IN INSTRUMENT NO. 20050603-0063537, 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 14th day of May, 2012.

Weissman Nowack Curry & Wilco, PC, Successor Trustee

By: _____

Laura S. Morris, 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, Laura S. Morris, 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 7th day of May, 2012.

Notary Public

My commission expires: 7-14-15

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

STATE OF GEORGIA)

COUNTY OF FULTON)

The actual consideration or value of the property is $126,000.00.

Affiant

Subscribed and sworn to before me this 7th day of May, 2012

Notary Public

My commission expires: 7-14-15

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