BILL GARRETT, Davidson County
Trans:T20120034537 DEEDTRS
Recvd: 05/10/12 10:09 4 pgs
Fees:23.00 Taxes:196.43
20120510-0040477

**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: 015151-009666

# SUCCESSOR TRUSTEE'S DEED

| | |
|---|---|
| Name/ Address of New Owner: | BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE MORTGAGE PASS-THROUGH CERTIFICATES 1996-R1<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: | BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE MORTGAGE PASS-THROUGH CERTIFICATES 1996-R1<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: | 831 Charlie Place<br>Nashville, TN 37207<br>05910030100 |

**WHEREAS**, by Deed of Trust dated given by Dorothy Johnson, Kevin A. Johnson, Herschel D. Giles, and Lettie J. Giles in favor of ROBERT R. CAMPBELL, JR., as Trustee for ALTUS BANK, A FEDERAL SAVINGS BANK, dated July 14, 1987, and recorded on July 15, 1987 at Book 7297, Page 472, and Re- Recorded on September 03, 1987 at Book 7348, Page 293 at 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 20111130-0092985, 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 24, 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 April 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 BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE MORTGAGE PASS-THROUGH CERTIFICATES 1996-R1 ("Grantee") was the highest and best bidder and became the purchaser of said property at and for the sum of $53,089.03 **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. 15-B ON THE PLAN OF ZONE LOT DIVISION OF LOT 15, HAYNES MANOR, SECTION 7, OF RECORD IN BOOK 6200, PAGE 605, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BORROWERS BY INSTRUMENT BEING RECORDED AT BOOK 7297, PAGE 465, AFORESAID REGISTER'S OFFICE.

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 6632, PAGE 656, ALL MATTERS SHOWN ON THE PLAN OF RECORD, AND ANY AND ALL EASEMENTS OF RECORD.

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSE IS $60,930.00

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 9th 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 9th day of May, 2012.

Notary Public

My commission expires: 7-14-15




STATE OF GEORGIA)

COUNTY OF FULTON)

The actual consideration or value of the property is $53,089.03.

Affiant

Subscribed and sworn to before me this 9th day of May, 2012

Notary Public

My commission expires: 7-14-15

