BILL GARRETT, Davidson County
Trans:T20120042061 DEEDTRS
Recvd: 06/07/12 10:16 3 pgs
Fees:18.00 Taxes:273.80
20120607-0049754

**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: 015151-010618

## SUCCESSOR TRUSTEE'S DEED

| | |
|---|---|
| Name/ Address of New Owner: | U.S. BANK N.A., IN ITS CAPACITY AS TRUSTEE FOR THE HOLDERS OF MORGAN STANLEY DEAN WITTER CAPITAL I INC. TRUST 2002-HE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2002-HE1<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: | U.S. BANK N.A., IN ITS CAPACITY AS TRUSTEE FOR THE HOLDERS OF MORGAN STANLEY DEAN WITTER CAPITAL I INC. TRUST 2002-HE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2002-HE1<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: | 2131 Sanborn Drive<br>Nashville, TN 37210<br>09510010000 |

**WHEREAS**, by Deed of Trust dated given by Linda Raster in favor of David McMackin, as Trustee for Accredited Home Lenders, Inc., dated March 25, 2002, and recorded on April 10, 2002 at Instrument Number 20020410-0044489, 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 20120208-0011219, 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 20, 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 May 01, 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 U.S. BANK N.A., IN ITS CAPACITY AS TRUSTEE FOR THE HOLDERS OF MORGAN STANLEY DEAN WITTER CAPITAL I INC. TRUST 2002-HE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2002-HE1 ("Grantee") was the highest and best bidder and became the purchaser of said property at and for the sum of $74,000.00. **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.95 ON THE PLAN OF ELM HILL ACRES, SECTION III, OF RECORD IN PLAT BOOK 2330, PAGE 77, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO LINDA RASTER BY DEED DATED TO 03/20/01 AND RECORDED AS INSTRUMENT NO. 20010322-0027815, REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO ANY ALL RESTRICTIONS, EASEMENTS, SETBACKLINES, CONDITIONS, PLAT OF RECORD, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

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 5th day of June, 2012.

Weissman Nowack Curry & Wilco, PC, Successor Trustee

By: _____

Jonathan F. Young, Authorized Signatory

STATE OF GEORGIA)
COUNTY OF FULTON)

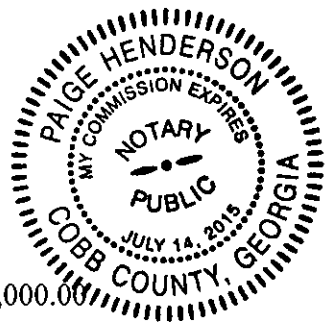
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Jonathan F. Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and upon oath, acknowledged such person be an Authorized Signatory (or other officer 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 5th day of June, 2012.

_____

Notary Public

My commission expires: 7-14-15




STATE OF GEORGIA)

COUNTY OF FULTON)

The actual consideration or value of the property is $74,000.00.

_____

Affiant

Subscribed and sworn to before me this 5th day of June, 2012.

_____

Notary Public

My commission expires: 7-14-15

