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: 015151-010755

BILL GARRETT, Davidson County
Trans:T20120048436 DEEDTRS
Recvd: 07/02/12 09:58 4 pgs
Fees:23.00 Taxes:129.50
20120702-0057714

SUCCESSOR TRUSTEE'S DEED

Name/ Address of New Owner:	THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PPT 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 F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PPT 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:	5793 River Rd Nashville, TN 37209 102-00-0-034.00

WHEREAS, by Deed of Trust dated given by Suzan Blacksmith in favor of MICHAEL I. MOSSMAN, ESQ., as Trustee for BANK ONE, NA, dated July 31, 2001, and recorded on August 16, 2001 at Instrument Number 20010816-0088573, 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 20120410-0030471, 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 15, 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 F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PPT 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 $35,000.00.

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"):

BEGINNING IN THE SOUTHERLY MARGIN OF RIVER ROAD AT A POINT IN THE SAME BEING THE CORNER OF THE LAND CONVEYED TO MARY HICKS BY NELL WILLIAMS SCOTT AND HUSBAND, MARCH 07, 1952, SEE DEED OF RECORD IN BOOK 2093, PAGE 118, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WHICH BEGINNING CORNER IS ALSO 105 FEET, EASTERLY OF THE LANDS OF EDD WILLIAMS, THENCE WITH THE SOUTHERLY MARGIN OF SAID RIVER ROAD AND WESTERLY 105 FEET, THENCE SOUTH WITH SAID EDD WILLIAMS LINE WHICH IS ALSO THE WESTERLY BOUNDARY LINE OF THIS TRACT OF LAND THAT IS BEING CONVEYED BY THIS DEED, AND 210 FEET TO A POINT, BEING THE SOUTHERLY BOUNDARY LINE OF THIS TRACT; THENCE WITH THE BOUNDARY LINE AND EASTERLY 105 FEET, MORE OR LESS, TO THE LANDS OF MARY HICKS, THENCE WITH THE LINE OF SAID MARY HICKS NORTH 210 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF SAID RIVER ROAD THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SUZAN BLACKSMITH BY QUIT CLAIM DEED FROM MARTHA P. JOHNSON, UNMARRIED, DATED MAY 17, 1997 OF RECORD IN BOOK 10463, PAGE 638, 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 28th day of June, 2012.

Weissman Nowack Curry & Wilco, PC, Successor Trustee

By: _____

Jonathan F. Young, Authorized Signatory

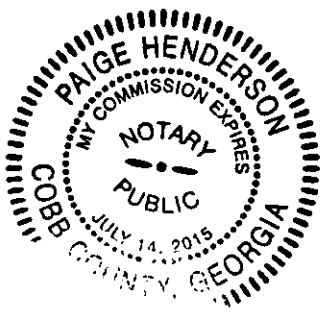
STATE OF GEORGIA)
COUNTY OF FULTON)

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 28th 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 $35,000.00.

Affiant

Subscribed and sworn to before me this 28th day of June, 2012

Notary Public

My commission expires: 7/14/15

