**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: 015151-013014

BILL GARRETT, Davidson County
Trans:T20120065131 DEEDTRS
Recvd: 08/30/12 11:18 4 pgs
Fees:23.00 Taxes:223.81
20120830-0078450

# 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<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: | 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<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: | 3313 Panorama Dr<br>Nashville, TN 37218<br>08007004700 |

**WHEREAS**, by Deed of Trust dated given by Dorothy Crawford in favor of MICHAEL I. MOSSMAN, ESQ., as Trustee for BANK ONE, NA, dated August 31, 2001, and recorded on September 11, 2001 at Instrument Number 20010911-0098737, 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 Book , Page , Instrument Number 20120705-0059156, 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 May 10, 2012; 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 August 21, 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 $60,489.89.

**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"):

LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 480 ON THE PLAN OF BORDEAUX HILLS, SECTION VI, AS OF RECORD IN BOOK 3842, PAGE 10, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 50.89 FEET ON THE SOUTHERLY SIDE OF PANORAMA DRIVE AND RUNS BACK 231.6 FEET ON THE EASTERLY LINE AND 146 FEET ON THE WESTERLY LINE TO A DEED LINE IN THE REAR ON WHICH IT MEASURES 113.94 FEET.

BEING THE SAME PROPERTY CONVEYED TO DOROTHY CRAWFORD, BY WARRANTY DEED FROM ELEANOR HILL, ADMINISTRATRIX, DATED OCTOBER 23, 1998, AND RECORDED OCTOBER 28, 1998 IN BOOK 11173, PAGE 981, 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 August, 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 August, 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 $60,489.89.

Affiant

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

Notary Public

My commission expires: 7/14/15

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