BILL GARRETT, Davidson County
Trans:T20120093744 DEEDTRS
Recvd: 12/07/12 10:50 4 pgs
Fees:23.00 Taxes:407.00
20121207-0112958

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: 015151-013073

SUCCESSOR TRUSTEE'S DEED

Name/ Address of New Owner:	The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, f/k/a JPMorgan Chase Bank, as Trustee for registered holders of Salomon Brothers Mortgage Securities VII, Inc., Mortgage Pass-Through Certificates, Series 2001-2 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 Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, f/k/a JPMorgan Chase Bank, as Trustee for registered holders of Salomon Brothers Mortgage Securities VII, Inc., Mortgage Pass-Through Certificates, Series 2001-2 c/o PMOS, LLC, c/o Ocwen Loan Servicing, LLC 1661 Worthington Road West Palm Beach, FL 33409
Property Address and Map-Parcel Numbers:	2718 River Bend Drive Nashville, TN 37214 062020A07900CO

WHEREAS, by Deed of Trust dated given by Craig M. Tews and Gayam B. Tews in favor of HAROLD REEVES OF DAVIDSON COUNTY TN, as Trustee for STANDARD FEDERAL SAVINGS ASSOCIATION, dated March 25, 1993, and recorded on April 05, 1993 at Book 8907, Page 820, Instrument Number 06768, 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 20120705-0059153, 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 11, 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 November 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 The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, f/k/a JPMorgan Chase Bank, as Trustee for registered holders of Salomon Brothers Mortgage Securities VII, Inc., Mortgage Pass-Through Certificates, Series 2001-2 ("Grantee") was the highest and best bidder and became the purchaser of said property at and for the sum of $110000

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"):

LOT 64-B, SUBDIVISION OF RIVER TRACE ESTATES, PHASE 1, SEC 1, OF RECORD IN BOOK 6250, PAGES 996 & 997, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE

BEING THE SAME PROPERTY CONVEYED TO CRAIG M. TEWS AND GAYAM B. TEWS BY DEED OF RECORD IN BOOK 8562, PAGE 293, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD IN BOOK 6851, PAGE 370; AMENDED IN BOOK 6982, PAGE 747; CHARTER OF RECORD IN BOOK 6851, PAGE 363; BY-LAWS OF RECORD IN BOOK 6851, PAGE 390; AND DEED CONVEYING OPEN SPACE OF RECORD IN BOOK 7907, PAGE 168, REGISTER'S OFFICE, 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 4th day of December, 2012.

Weissman Nowack Curry & Wilco, PC, Successor Trustee

By: _____

Jonathan F. Young, Authorized Signatory

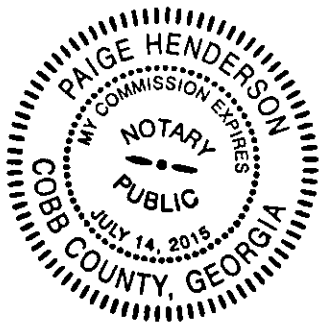
STATE OF GEORGIA)
COUNTY OF FULTON)

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 4th day of December, 2012.

Notary Public

My commission expires: 7-14-15



STATE OF GEORGIA)

COUNTY OF FULTON)

The actual consideration or value of the property is $110,000.00.

Affiant

Subscribed and sworn to before me this 4th day of December 2012

Notary Public

My commission expires: 7-14-15

