SUCCESSOR TRUSTEE'S DEED

BILL GARRETT, Davidson County
Trans:T20140003908 DEEDTRS
Recvd: 01/17/14 11:16 3 pgs
Fees:18.00 Taxes:461.42
20140117-0004829

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $124,709.00

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 16th day of January, 2014

Notary Public

My commission expires: July 29, 2023

M. YARBROUGH
MY COMMISSION # 12394561
EXPIRES: July 29, 2023
Saline County

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, by Vericrest Financial, Inc., as its attorney in fact C/o Caliber Home Loans, Inc. 13801 Wireless Way Oklahoma City, OK 73134 405-945-1655	The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, by Vericrest Financial, Inc., as its attorney in fact C/o Caliber Home Loans, Inc. 13801 Wireless Way Oklahoma City, OK 73134 405-945-1655	Parcel No.: 08602002100

WHEREAS, Linda S. Townsend, by Deed of Trust (the "Deed of Trust") dated July 24, 2007, of record as Instrument No. 20070806-0093182, in the Register's office for Davidson County, Tennessee, conveyed to Ernest B. Williams, IV, as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to The CIT Group Consumer Finance, Inc.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 20130625-0065199 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Davidson A.M. on November 8, 2013, November 15, 2013, and November 22, 2013; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 a.m. On December 2, 2013, and The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, by Vericrest Financial, Inc. as its attorney in fact (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of $124,709.00.

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, successors and assigns, certain real property located in HERMITAGE, Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 103, Dodson Heights, as shown on plat of record in Book 2900, page 113, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jeffie E. Townsend and wife, Linda S. Townsend by deed from Charles L. Pike and wife, Joyce Pike of record in Book 4785 and Page 333 on 02/01/1974 and filed for record on 02/04/1974, Register's Office for said County. The said Jeffie E. Townsend having since died.

This is improved property known as: 6018 CORTEZ COURT, HERMITAGE, TN 37076

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 16th day of January, 2014 at 8:01 A.m. CST.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 6th day of January, 2014 at 8:01 a.m. CST.

My commission expires: July 29, 2023

Notary Public

M. YARBROUGH
MY COMMISSION # 12394661
EXPIRES: July 29, 2023
Saline County