FILE NO.: 354.990634TN\adt
LOAN NO.: 8701104\FHA

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Joel A. Freedman, Attorney
Morris, Schneider & Prior, L.L.C.
3300 N.E. Expressway, Building 8
Atlanta, GA 30341

Davidson County DEEDTRS
Recvd: 11/04/02 11:18 2pgs
Fees:13.00 Taxes:255.42
20021104-0134874

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 12, 1989, and recorded in the Register's Office of Davidson County, Tennessee, at Book 7847, Page 980, ("Deed of Trust"), Ernest J. Arnell and Linda M. Boyd-Arnell conveyed to Jonathan J. Foley, II, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Aurora Loan Services, Inc.; and

WHEREAS, **Aurora Loan Services, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book 11305, Page 641**, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 12/7/00, 12/14/00, 12/21/00, in THE NASHVILLE RECORD, by which advertisement the sale was held on January 18, 2001, at the Main South entrance in Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Rick Piliponis, Esq., the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **John Ellis**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 69,033.00**; and

WHEREAS, **John Ellis** has/have complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by **John Ellis** as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Clifton E. Darnell**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **John Ellis**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 373 on the Plan of Parkwood Estates, Section II, as of record in Book 3300, Page 5 Register's Office for said County.

Said Lot No. 373 fronts 80 feet on the south side of Wilmoth Road and extends back 123.3 feet on the westerly line and 124.8 feet on the easterly line, to a broken line, measuring 80.1 feet.

Being the same property conveyed to Ernest J. Arnell and wife Linda M. Arnell by deed from Linda M. Boyd (now known as Linda M. Arnell) of record in Book 7438, Page 215, said Register's Office.

The last recorded Warranty Deed was filed of record at Book 8959, Page 992, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto forever, to **John Ellis**, his/her/their successors and assigns, whom the said, **Clifton E. Darnell**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

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IN TESTIMONY WHEREOF, **Clifton E. Darnell**, Substitute Trustee, has hereunto set his hand, this 18th day of January, 2001.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 18th day of January, 2001, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clifton E. Darnell**, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

TRACY L. SHARP NOTARY PUBLIC AT LARGE MY COMM. EXP. 8-12-2003 SHELBY CO., TN

My Commission Expires: 4-12-03

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STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 69,033.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 18TH DAY OF JANUARY 2001.

Notary Public

TRACY L. SHARP NOTARY PUBLIC AT LARGE MY COMM. EXP. 8-12-2003 SHELBY CO., TN

My Commission Expires: 4-12-03

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MSP No.: 354.990634TN (Johnson)
Lender Loan No.: 8701104
Property Address: 3129 Wilmoth Road, Nashville, TN 37207
Tax Parcel ID No.: 050-14;216.00

Mail Tax Notices To and Property Owner:
John Ellis
3312 Nolensville Road
Nashville, TN 37211