RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Shannon Duncan and Michael Raetzel

GRANTEE(s)
Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Aurora Loan Services, LLC and Aurora Loan Services, LLC's successors and assigns

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 16, 2003 and recorded December 29, 2003, as Instrument No. 20031229-0183068 in the Register's Office of Davidson County, Tennessee, Shannon Duncan and Michael Raetzel conveyed to Rudy Title & Escrow, as Trustee for Mercantile National Bank of Indiana, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **AARON SQUYRES** as Successor Trustee and **BENJAMIN T. JONES** as Co-Trustee by instrument of record recorded on February 7, 2007 as Instrument No. 200702070015936 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 has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on February 14, 2007 at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Aurora Loan Services, LLC and Aurora Loan Services, LLC's successors and assigns, at and for the sum of $57,811.11, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Aurora Loan Services, LLC and Aurora Loan Services, LLC's successors and assigns of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Aurora Loan Services, LLC and Aurora Loan Services, LLC's successors and assigns, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in the 14th Civil District of Davidson County, Tennessee, described as follows: Beginning at a point 140.5 feet from a point in the corner of Ridge Road and a lane that runs between the property of John Roterro, and the old Bennet property; thence west 86 feet to a point; thence north 198 feet to a point on the Jim Proctor line; thence east 88 feet; thence south 247 feet to the beginning. Being the same property conveyed to Grantor(s) by Deed recorded simultaneously herewith in instrument No. 200312290183067, Register's Office for said County.

Commonly known as: 4318 Grays Point Road, Joelton, Tennessee 37080.

Tax Parcel No.: 029-00-0-043.00

Davidson County DEEDTRS
Recvd: 02/22/07 09:10 2 pgs
Fees:13.00 Taxes:213.90
20070222-0021788

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Aurora Loan Services, LLC and Aurora Loan Services, LLC's successors and assigns, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 14 day of Feb, 07.

Benjamin T. Jones, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF FAULKNER

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Benjamin T. Jones, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 14 day of Feb, 07.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $57,811.11, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Benjamin T. Jones
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF FAULKNER

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Benjamin T. Jones, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in AR this 14 day of Feb, 07.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Aurora Loan Services, LLC and Aurora Loan Services, LLC's successors and assigns
P.O. Box 1706
Scottsbluff, NE 69363-1706