Davidson County DEEDTRS
Recvd: 06/17/08 13:45 3 pgs
Fees:18.00 Taxes:362.44
20080617-0062394

This Instrument Prepared by:
Trustee Management Company
10975 El Monte, Suite 225
Overland Park, Kansas 66211

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Number(s)
Aurora Loan Services 327 Inverness Drive, South, Englewood, CO 80112	Aurora Loan Services 327 Inverness Drive, South, Englewood, CO 80112	149-05-0A144.000

WHEREAS, by Deed of Trust dated November 13, 2006, and recorded as Instrument No. 20061122-0145036, Register's Office for Davidson County, Tennessee, Teryl Brake, unmarried, conveyed to Ernest B. Williams, IV. , Trustee, 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 Trustee Management Company as Successor Trustee by instrument recorded in Instrument No. 20071024-0125765, 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, in conformity with the terms and provisions 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; and

WHERAS, the property contained no State Tax Lien(s). The property contained no Federal Tax Lien(s). The purchaser of the property is subject to redemption rights as provided under the applicable federal or state statute.

WHEREAS, in 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 May 23, 2008 at the front door of the Davidson County Courthouse, in Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in 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, Aurora Loan Services was the highest and best bidder became the purchaser of said property at and for the sum of Ninety Thousand Nine Hundred Fifty Seven and 34/100 ($97,957.34).

NOW, THEREFORE, in consideration of the premises, the undersigned, Bryan Cardwell, Vice-President for Trustee Management Company as Successor Trustee, does hereby grant, bargain, sell and convey to the said Aurora Loan Services, ("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:

Situated in Davidson County Tennessee, being Unit No. 144 on the Plan of Condominium Site of Revision to Phase Five, Pepper Ridge Condominiums, of record in Plat Book 7900, Page 560, with annexation of land in Book 8684, Page 880, having been corrected, amended and restated in Book 8870, Page 546, and in Book 9020, Page 155, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Lynette M. Wray by deed from Ralph Stevens dated 8/31/98 and recorded 9/2/98 in Book 11095, Page 891, Register's Office for Davidson County, Tennessee.

Parcel ID No.:149-05-0A144.000

More commonly known as: 144 Pepper Ridge Circle, Antioch, TN, 37013

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee in fee simple forever, to whom the said Bryan Cardwell, Vice-President for Trustee Management Company as Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under Trustee Management Company as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, Bryan Cardwell, Vice-President for Trustee Management Company as Successor Trustee, has caused this instrument to be executed this 13th day of June, 2008

Trustee Management Company

Bryan Cardwell
Vice-President

STATE OF Kansas
COUNTY OF Johnson

On this 13th day of June, 2008, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bryan Cardwell, Vice-President** for **Trustee Management Company**, 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 in his capacity as Vice-President of Trustee Management Company, as Successor Trustee.

WITNESS my hand and Notarial Seal at office the day and year/first above written.

My Commission Expires:
11/14/2009

Printed Name: Sarah Elizabeth Holmes
Notary Public

STATE OF Kansas
COUNTY OF Johnson

SARAH ELIZABETH HOLMES
Notary Public - State of Kansas
My Appt. Expires 11/14/2009

The actual consideration or value of the property is $97,957.34.

For Trustee Management Company, (Affiant)

Subscribed and sworn to me this 13th day of June, _____.

My Commission Expires:
11/14/2009

SARAH ELIZABETH HOLMES
Notary Public - State of Kansas
My Appt. Expires 11/14/2009

Printed Name: Sarah Elizabeth Holmes
Notary Public