RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Troy L. Richeal and Cynthia Richeal

GRANTEE(s)
Aurora Loan Services

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

Davidson County DEEDTRS
Recvd: 07/10/08 08:16 2 pgs
Fees:13.00 Taxes:415.29
20080710-0070689

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 27, 2007 and recorded August 31, 2007, as Instrument No. 20070831-0105074 in the Register's Office of Davidson County, Tennessee, Troy L. Richeal and Cynthia Richeal conveyed to Thomas W. Lawless, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Lehman Brothers Bank, FSB, a Federal Savings Bank and Lehman Brothers Bank, FSB, a Federal Savings Bank's successors and assigns, 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 **SHELLIE WALLACE** as Successor Trustee and **GREG IVESTER** as Co-Trustee by instrument of record recorded on June 16, 2008 as Instrument No. 20080616-0061373 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 identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; and

WHEREAS, pursuant to said advertisement and notice, on July 2, 2008 at the SOMMET 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 Aurora Loan Services, at and for the sum of $112,240.00, 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 Aurora Loan Services 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 Aurora Loan Services, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> This property is known as: 634 & 636 Anderson Lane, Madison, Tennessee, 37115, Davidson County. Land in Davidson County, Tennessee, being Lot No. 117 on the plan of Madison Park, Section 2, as of record in Book 3106, Page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot. Being the same property conveyed to Troy L. Richeal from G.W. Hire and wife, Lula Mae Hire by Deed dated 9/14/2005 and recorded 9/16/2005 in Instrument No. 200509160111582, Register's Office of Davidson County, Tennessee. Further being conveyed to G.W. Hire and wife, Lula Mae Hire from Dugger Developments, Inc. by Deed dated 6/21/1967 in Book 4150, Page 830, Register's Office of Davidson County, Tennessee
>
> Commonly known as: 634 -636 Anderson Lane, Madison, Tennessee 37115.
>
> Tax Parcel No.: 043-06-0-073.00

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 Aurora Loan Services, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 7 day of July, 08.

Greg Ivester, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Greg Ivester, 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 7 day of July, 08.

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 $112,240.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Greg Ivester
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Greg Ivester, 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 7 day of July, 08.

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:
Aurora Loan Services
P.O. Box 1706
Scottsbluff, NE 69363-1706