RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Tammy L. Schwinegruber

GRANTEE(s)
Aurora Loan Services, LLC

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: 12/22/08 15:44 5 pg
Fees:28.00 Taxes:1946.22
20081222-0122127

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 31, 2005 and recorded September 19, 2005, as Instrument No. 20050919-0112534 in the Register's Office of Davidson County, Tennessee, Tammy L. Schwinegruber conveyed to Ronald M. Harkavey, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Realty Mortgage Corporation and Realty Mortgage Corporation'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 **MARIA NEUMANN** as Co-Trustee by instrument of record recorded on December 8, 2008 as Instrument No. 20081208-0118511 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 December 10, 2008 at the The Sommet Center 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 , at and for the sum of $526,004.20, 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. 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, LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Re-subdivision of Lots 135 and 136, Geo W. Blair Subdivision of Belmont Heights, of record in book 3842, page 52, said Register's Office, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Tammy L. Schwinegruber, unmarried, by deed of record in instrument no. 20050919-0112533 Register's Office for Davidson County, Tennessee. This instrument is executed on behalf of Tammy L. Schwinegruber by Victor Hazelwood as her Attorney in Fact pursuant to recorded Power of Attorney of record in instrument no. 20050919-0112532 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 1801 Blair Boulevard, Nashville, Tennessee 37212.

Tax Parcel No.: 10416007200

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, LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 12 day of Dec, 08.

Maria Neumann, 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, Maria Neumann, 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 12 day of Dec, 08.

Notary Public

My Commission Expires:

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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 $526,004.20, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Maria Neumann
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, Maria Neumann, 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 12 day of Dec, 08.

Notary Public

My Commission Expires:

KISTY M. SOBANSKI
Notary Public - Arkansas
Pulaski County
My Commission Expires 05-13-2017

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Aurora Loan Services, LLC
2617 College Park
Scottsbluff, NE 69363-1706

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

BEFORE ME, the undersigned authority, on this day personally appeared Maria Neumann, who after being duly sworn, deposed and stated:

1. I am the Co-Trustee with a certain deed of trust, dated August 31, 2005, recorded September 19, 2005, as Instrument No. 20050919-0112534 in the Register's Office of Davidson County, Tennessee, executed by Tammy L. Schwinegruber in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Realty Mortgage Corporation and Realty Mortgage Corporation's successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Realty Mortgage Corporation and Realty Mortgage Corporation's successors and assigns.

2. Mortgage Electronic Registration Systems Inc. is the holder of or agent for the holder of the indebtedness secured by said deed of trust.

3. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least three (3) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed.

4. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, *et seq.* (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 10th day of December, 2008.

Maria Neumann
Affiant

ACKNOWLEDGMENT

STATE OF Arkansas

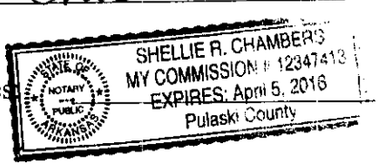
COUNTY OF Pulaski

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Maria Neumann, 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.

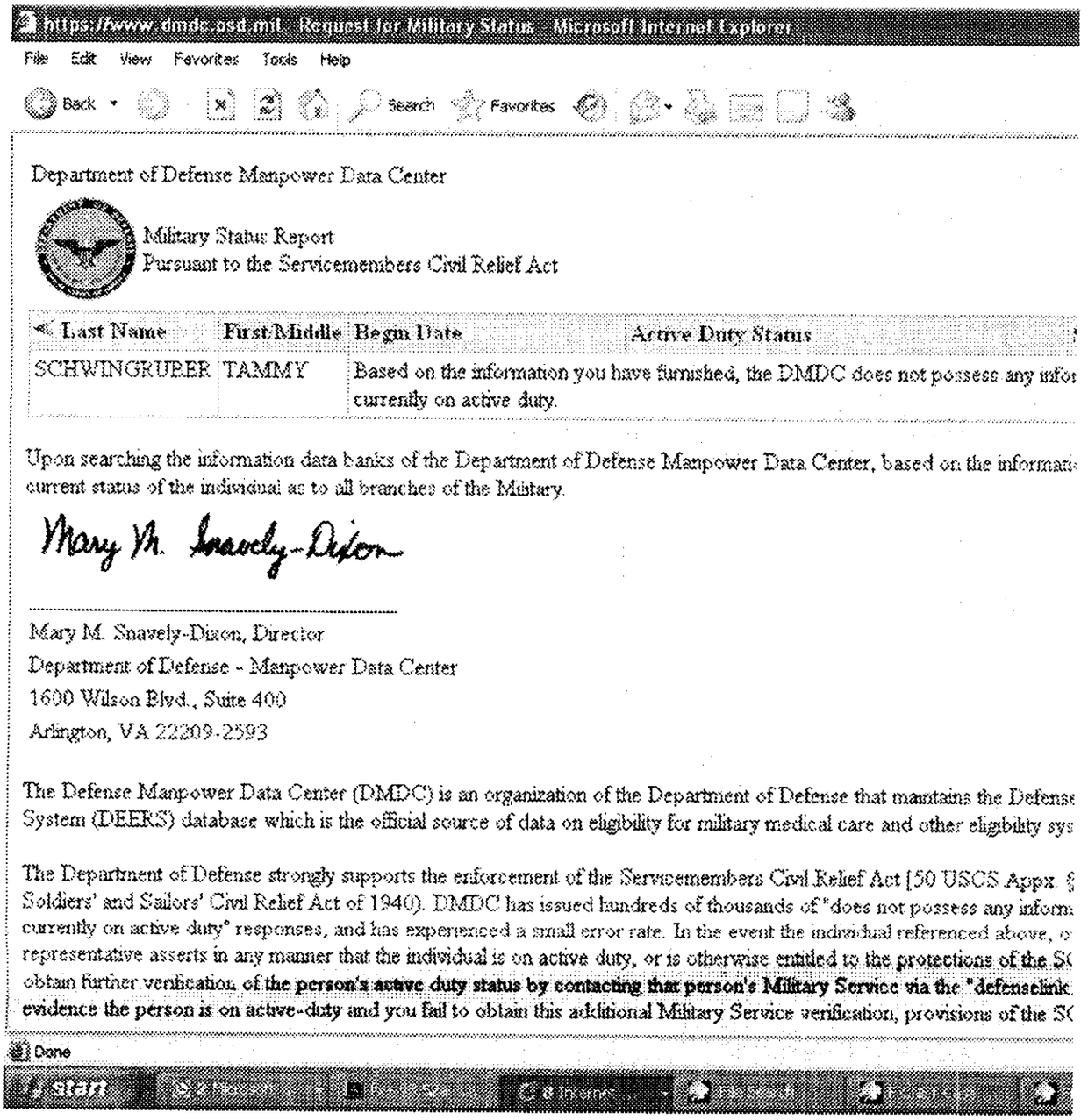
Witness my hand and seal at office in Little Rock, Arkansas this 10th day of December, 2008.

Shellie R Chambers
Notary Public

My Commission Expires:



DServiceMembersAffidavitTN_chood_081210_1227



https://www.dmdc.osd.mil/ Request for Military Status - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Search Favorites

Department of Defense Manpower Data Center

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

Last Name	First Middle	Begin Date	Active Duty Status
SCHWINGRUBER	TAMMY		Based on the information you have furnished, the DMDC does not possess any infor currently on active duty.

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the informat current status of the individual as to all branches of the Military.

Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
1600 Wilson Blvd., Suite 400
Arlington, VA 22209-2593

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense that maintains the Defens System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility sys

The Department of Defense strongly supports the enforcement of the Servicemembers Civil Relief Act [50 USCS Appx. § Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any inform currently on active duty" responses, and has experienced a small error rate. In the event the individual referenced above, o representative asserts in any manner that the individual is on active duty, or is otherwise entitled to the protections of the S obtain further verification of the person's active duty status by contacting that person's Military Service via the "definselink evidence the person is on active-duty and you fail to obtain this additional Military Service verification, provisions of the S

Done

Start