FILE NO.: 354.0819692TN\PG

Davidson County DEEDTRS
Recvd: 02/19/09 11:10 2 pgs
Fees:13.00 Taxes:784.93
20090219-0014423

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Nationwide Trustee Services, Inc.
1587 N.E. Expressway
Atlanta, GA 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 30, 2007 and recorded in the Register's Office of Davidson County, TN, at Instrument 20070503-0053252, ("Deed of Trust")Roberta Swager conveyed to Anchor Title, 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, **Mortgage Electronic Registration Systems, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 20090130-0008001** in the Register's Office of Davidson County, TN; 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 TN and the terms and provisions of said Deed of Trust on 01/16/2009, 01/23/2009 and 1/30/2009, in THE NASHVILLE RECORD, by which advertisement the sale was held on February 12, 2009, at the corner of Fifth and Broadway at the Main Entrance to the Sommet Center F/K/A Gaylord Entertainment Center in Nashville, Davidson County, TN, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Phil Young, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Aurora Loan Services.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $212,144.26; and

WHEREAS, the owner and holder of said debt for which said property was sold has 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 Mortgage Electronic Registration Systems, Inc. as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Nationwide Trustee Services, Inc.**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Mortgage Electronic Registration Systems, Inc.**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit; Land in Davidson County, Tennessee being Apartment Unit No. 1203 of Wessex Towers Condominium created under Title 64, Section 2701 et seq., as amended, Tennessee Code annotated, and as established by a master deed, from Central Tennessee Investment Company, Inc., of record in Book 5414, Page 634, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said masters deed. Reference is hereby made to the plat of Wessex Towers of said master deed. Reference is hereby made to the plat of Wessex Towers Condominium Apartments, of record in Book 5200, Page 142, said register's office for a more complete identification and description of such unit. Being the same property conveyed to Roberta Swager, a single person from Franklin C. Mason, unmarried by warranty deed dated April 30, 2007 and recorded _____ in instrument #200705030053251, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument 20070503-0053251 in the Register's Office of Davidson County, TN.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **Aurora Loan Services.**, its successors and assigns forever, to whom the said, **Nationwide Trustee Services, Inc.**, 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.

IN TESTIMONY WHEREOF, **Nationwide Trustee Services, Inc.**, Substitute Trustee, has hereunto set his hand, this 12th day of February, 2009.

Germaine Duncan

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 12th day of February, 2009, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Germaine Duncan, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Vice President of **Nationwide Trustee Services, Inc.**, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

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

Ronald Key
Notary Public

My Commission Expires: 11-28-2010

RONALD KEY NOTARY PUBLIC Exp. Nov. 28, 2010 GWINNETT COUNTY, GA

****

STATE OF GEORGIA

COUNTY OF DEKALB

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 $212,144.26, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Germaine Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 12TH DAY OF FEBRUARY 2009.

Ronald Key
Notary Public

My Commission Expires: 11-28-2010

File No.: 354.0819692TN (Swager)
Property Address: 6666 Brookmont Terrace 1203, Nashville, TN 37205
Tax Parcel ID No.: 129-14-0A-136.00-C0

Mail Tax Notices To and Property Owner:

Aurora Loan Services, LLC
10350 Park Meadows Drive
Littleton, CO 80124

RONALD KEY NOTARY PUBLIC Exp. Nov. 28, 2010 GWINNETT COUNTY, GA