RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Regina C. Preston and husband, Thomas W. Preston, Jr.

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

BILL GARRETT, Davidson County
Trans:T20090034270 DEEDTRS
Recvd: 05/26/09 09:07 6 pgs
Fees:33.00 Taxes:619.38
20090526-0047810

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 27, 2007 and recorded July 12, 2007, as Instrument No. 20070712-0083111 in the Register's Office of Davidson County, Tennessee, Regina C. Preston and Thomas W. Preston, Jr. conveyed to United Title Company, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for American Brokers Conduit and American Brokers Conduit's successor's 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 April 20, 2009 as Instrument No. 20090420-0035591 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 May 6, 2009 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 $167,400.00, that being the highest and best bid offered; and

WHEREAS, the said Mortgage Electronic Registration Systems Inc. has assigned its interest in said property to the Aurora Loan Services, LLC, its successors and assigns; 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. 73 on the Plan of Antioch Park, Section I, as of record in Book 3600, page 96, Register's Office for said County.

Said Lot No. 73 fronts 78.00 feet on the northwesterly side of Benzing Road and extends back 165.20 feet on the Southwesterly line and 174.70 feet on the northeasterly line, to a line in the rear on which it measures 70.06 feet.

There is also conveyed a certain easement over and across a small triangular part of Lot No. 74 on said plan beginning at the common front corner of Lots Nos. 73 and 74, running northerly along the line between said two lots to the common rear corner of Lots 73 and 74; thence westwardly along the rear line of Lot No. 74, 1.56 feet to a point; thence southwardly along a straight line a distance of 165.2 feet, more or less, to the point of beginning, said easement having been granted by Mrs. Dorris Ray Sneed to Ellis E. King and wife, Anita G. King, their heirs and assigns, by Instrument of record in Book 4424, Page 819, Register's Office for Davidson's County Tennessee.

Being the same property conveyed to Regina C. Preston and husband, Thomas W. Preston, Jr. by Warranty Deed recorded April 28, 2006 , as Instrument No. 20060428-0048791, Register's Office for

Davidson County, Tennessee.

Commonly known as: 78 Benzing Road, Antioch, Tennessee 37013.

Tax Parcel No.: 162 07 0 012.00

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, LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 11 day of May, 2009

Shellie Wallace
Successor 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, Shellie Wallace, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 11 day of May, 2009

Lena M. Drennan
Notary Public

My Commission Expires: LENA M. DRENNAN NOTARY PUBLIC SALINE COUNTY, ARKANSAS COMM. EXP. 08/10/11

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 $167,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shellie Wallace
Successor 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, Shellie Wallace, as Successor 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 LR this 11 day of May, 2009.

Lena M. Drennan
Notary Public

My Commission Expires: LENA M. DRENNAN NOTARY PUBLIC SALINE COUNTY, ARKANSAS COMM. EXP. 08/10/11

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Aurora Loan Services, LLC
2617 College Park
Scotts Bluff, NE 69361

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

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

1. I am the Successor Trustee with a certain deed of trust, dated June 27, 2007, recorded July 12, 2007, as Instrument No. 20070712-0083111 in the Register's Office of Davidson County, Tennessee, executed by Regina C. Preston and Thomas W. Preston, Jr. in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for American Brokers Conduit and American Brokers Conduit's successor's 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 American Brokers Conduit and American Brokers Conduit's successor's 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 6th day of May, 2009.

Shellie Wallace
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, Shellie Wallace, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 16th day of May, 2009.

Shellie R. Chambers
Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

DServiceMembersAffidavitTN_chood_090506_1446

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Indiana

COUNTY OF Marion

RE: 78 Benzing Road
Antioch, Tennessee 37013
Debtor(s): Regina C. Preston and Thomas W. Preston, Jr.

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

1. I am an employee of Mortgage Electronic Registration Systems Inc. and held the position of VP with said company at the time of the events hereinafter set forth, and make this Affidavit for the purpose of declaring the incidents of statutory and contractual compliance of the entity or entities set out below.

2. This Affidavit is made with respect to the foreclosure of that certain deed of trust dated June 27, 2007, recorded July 12, 2007, as Instrument No. 20070712-0083111 in the real property records of Davidson County, Tennessee, executed by Regina C. Preston and Thomas W. Preston, Jr. in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for American Brokers Conduit and American Brokers Conduit's successor's 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 American Brokers Conduit and American Brokers Conduit's successor's and assigns.

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

4. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were 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.

5. 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 April, 2009.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. CORPORATE SEAL 1995 DELAWARE

Affiant

Neva Hall
Vice President

Title

ACKNOWLEDGMENT

STATE OF Indiana

COUNTY OF Marion

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Neva Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the president (or other such officer authorized to execute the instrument) of Mortgage Electronic Registration Systems Inc., the within-named bargainor, a corporation, and that such officer executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Marion Co. this 10th day of April, 2009.

Notary Public

My Commission Expires:

RETURN TO:

WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

David A. Davis
Notary Public
Seal
State of Indiana
My Commission Expires Aug. 19,2016