FILE NO.: 354.0902317TN\Pamela

BILL GARRETT, Davidson County
Trans:T20090059721 DEEDTRS
Recvd: 09/01/09 09:09 2 pgs
Fees:13.00 Taxes:349.71
20090901-0081829

**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 September 22, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument 200609270119575, ("Deed of Trust")Curtis E. Sharp conveyed to Rudy Title & Escrow, LLC, 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 20090324-0026394** 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 07/10/2009, 07/17/2009 and 7/24/2009, in THE NASHVILLE RECORD, by which advertisement the sale was held on August 06, 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 $94,517.10; 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 Aurora Loan Services 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 **Aurora Loan Services**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EAST 10 FEET OF LOT 36 AND WEST 37 1/2 FEET OF LOT NO.37 ON THE MAP OF JOHN LANGHAM'S LOTS IN NORTHWEST NASHVILLE, OF RECORD IN BOOK 57, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ACCORDING TO A SURVEY MADE BY NORRIS H. HICKERSON, APRIL 18, 1949. SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 47.5 FEET ON THE NORTHERLY SIDE OF HERMAN STREET AND RUN BACK 160.3 FEET ON THE WESTERLY LINE 160.2 FEET ON THE EASTERLY LINE, TO AN ALLEY, ON WHICH THEY MEASURE 47.5 FEET. BEING THE SAME PROPERTY CONVEYED TO CURTIS E. SHARP BY QUITCLAIM DEED DATED SEPTEMBER 21, 2006 FILED FOR RECORD ON SEPTEMBER 22,2006 IN INSTRUMENT NO. 20060922-0117418, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER BEING PART OF THE SAME PROPERTY CONVEYED TO PROTENTIAL, INC. BY WARRANTY DEED FROM JAMES L. DUNN AND WIFE, BEULAH D. DUNN, RECORDED ON THE 12TH DAY OF JULY, 2006 IN INSTRUMENT NO. 20060712-0084075, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The last recorded Warranty Deed was filed of record at Instrument 200609220117418 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 06th day of August, 2009.

**Nationwide Trustee Services, Inc.**
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 06th day of August, 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.

Notary Public

My Commission Expires: 11-28-2010

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

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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 $94,517.10, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 06TH DAY OF AUGUST 2009.

Notary Public

My Commission Expires: 11-28-2010

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

**File No.: 354.0902317TN (Sharp)**
**Property Address: 2114 Herman Street, Nashville, TN 37208**
**Tax Parcel ID No.: 092-07-0-093.00**

Mail Tax Notices To and Property Owner:

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