RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Richard O. Hodges

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:T20100003555 DEEDTRS
Recvd: 01/19/10 15:38 5 pgs
Fees:28.00 Taxes:383.88
20100119-0004514

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 30, 2007 and recorded April 18, 2007, as Instrument No. 20070418-0046149 in the Register's Office of Davidson County, Tennessee, Richard O. Hodges conveyed to Duke Title & Escrow, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for First Magnus Financial Corporation, an Arizona Corporation and First Magnus Financial Corporation, an Arizona 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 23, 2009 as Instrument No. 20091223-0116675 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; said advertisement began on December 3, 2009 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on December 30, 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 Aurora Loan Services, LLC, at and for the sum of $103,750.81, that being the highest and best bid offered; and

WHEREAS, the said Aurora Loan Services, LLC 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 Aurora Loan Services, LLC 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 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 77 on the Plan of The Benedict Land Co's Subdivision of the Lindsley Tract as of record in Book 332, Page 40 Register's Office for said County, Tennessee.

Said Lot Number 77 fronts 50 feet on the easterly margin of North Seconds street and extends back between parallel lines 181 feet to an alley.

Being the same property conveyed to Richard O. Hodges by Warranty Deed recorded March 2, 2004 , as Instrument No. 20040302-0023716, Register's Office for Davidson County, Tennessee.

Commonly known as: 1225 N 2nd Street, Nashville, Tennessee 37207.

Tax Parcel No.: 071 15 0 334.00

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 the Aurora Loan Services, LLC, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 30 day of Dec, 09.

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 30 day of Dec, 09.

Notary Public

My Commission Expires:

MATTHEW D. MARTIN
Notary Public-Arkansas
Pulaski County
My Commission Expires 06-15-2019
Commission # 12371725

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 $103,750.81, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. However, the grantee(s) are exempt from any and all transfer taxes.

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 who I am personally acquainted, and whom acknowledged that such person executed the foregoing Form for Oath for the purposes therein contained.

Witness my hand and seal at office in LR this 30 day of Dec, 09.

Notary Public

My Commission Expires:

MATTHEW D. MARTIN
Notary Public-Arkansas
Pulaski County
My Commission Expires 06-15-2019
Commission # 12371725

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 Shellie Wallace, who after being duly sworn, deposed and stated:

1. I am the Co-Trustee with a certain deed of trust, dated March 30, 2007, recorded April 18, 2007, as Instrument No. 20070418-0046149 in the Register's Office of Davidson County, Tennessee, executed by Richard O. Hodges in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for First Magnus Financial Corporation, an Arizona Corporation and First Magnus Financial Corporation, an Arizona 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 First Magnus Financial Corporation, an Arizona Corporation and First Magnus Financial Corporation, an Arizona Corporation's successors and assigns.

2. Aurora Loan Services, LLC 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 30 day of Dec, 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, 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.

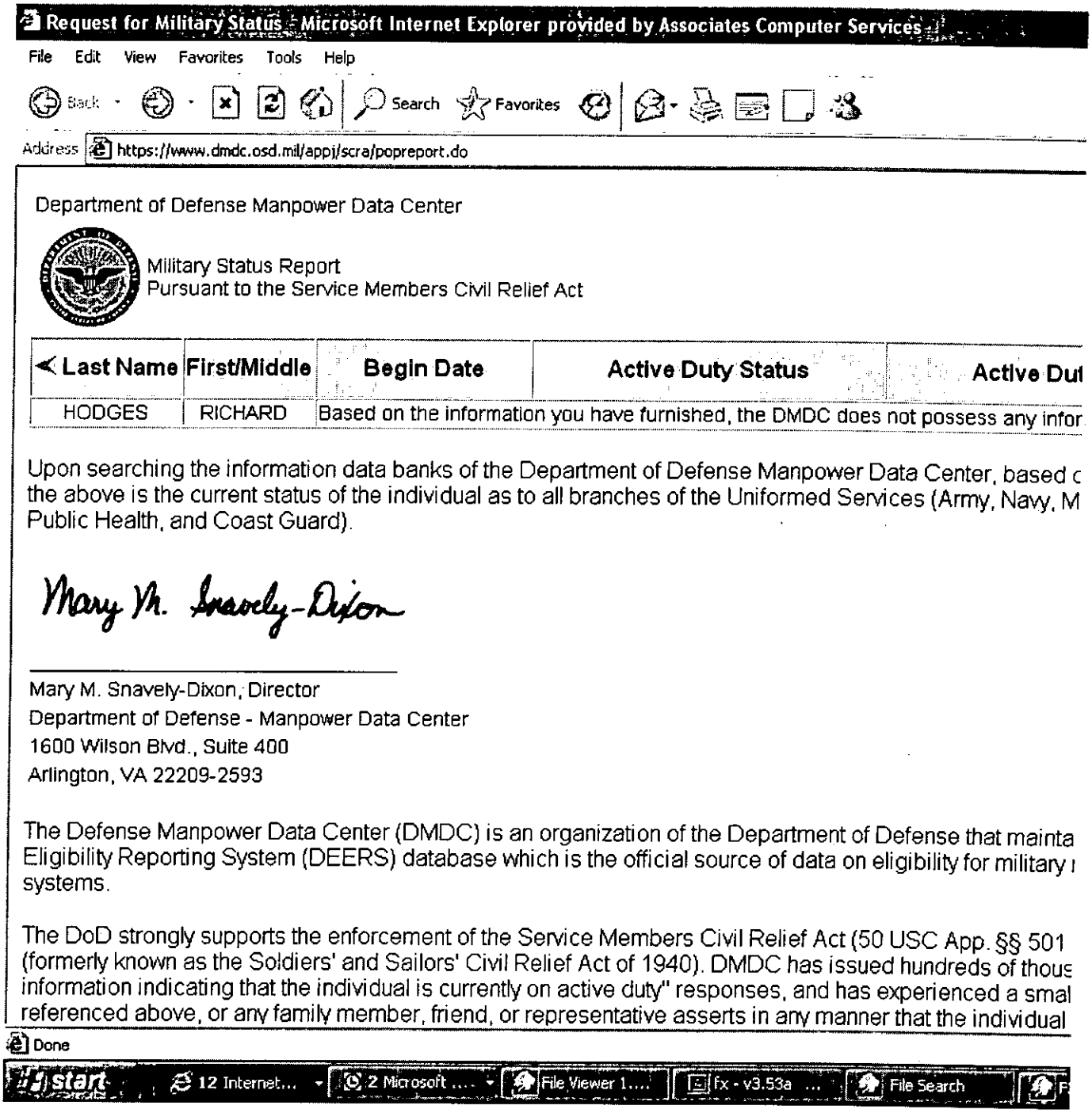
Witness my hand and seal at office in Little Rock, Arkansas this 30 day of Dec, 2009.

Notary Public

My Commission Expires:

MATTHEW D. MARTIN
Notary Public-Arkansas
Pulaski County
My Commission Expires 06-15-2019
Commission # 12371725

DServiceMembersAffidavitTN_chood_100107_1458


Request for Military Status - Microsoft Internet Explorer provided by Associates Computer Services
File Edit View Favorites Tools Help
Back Search Favorites
Address https://www.dmdc.osd.mil/appj/scra/popreport.do
Department of Defense Manpower Data Center
Military Status Report
Pursuant to the Service Members Civil Relief Act
Last Name
First/Middle
Begin Date
Active Duty Status
Active Dut
HODGES
RICHARD
Based on the information you have furnished, the DMDC does not possess any infor
Upon searching the information data banks of the Department of Defense Manpower Data Center, based c
the above is the current status of the individual as to all branches of the Uniformed Services (Army, Navy, M
Public Health, and Coast Guard).
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 mainta
Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military
systems.
The DoD strongly supports the enforcement of the Service Members Civil Relief Act (50 USC App. §§ 501
(formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thous
information indicating that the individual is currently on active duty" responses, and has experienced a smal
referenced above, or any family member, friend, or representative asserts in any manner that the individual
Done
start
12 Internet...
2 Microsoft ....
File Viewer 1....
fx - v3.53a ...
File Search