RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
James Frank Bostick and Diane Bostick

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:T20100026538 DEEDTRS
Recvd: 05/04/10 16:04 4 pgs
Fees:23.00 Taxes:340.16
20100504-0033738

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 10, 2005 and recorded August 17, 2005, as Instrument No. 20050817-0097922 in the Register's Office of Davidson County, Tennessee, James Frank Bostick and Diane Bostick conveyed to Atty. Arnold M. Weiss, A Resident of Shelby County, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Homecomings Financial Network, Inc. and Homecomings Financial Network, Inc.'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 March 31, 2010 as Instrument No. 20100331-0024217 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 March 26, 2010 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on April 21, 2010 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 $91,935.00, 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 Number 1-B of the Zone Lot Division of Lot Number 1, Harbor Gate, Section 3, of record in Plat Book 6900, Page 693. Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Frank Bostick by Warranty Deed recorded August 17, 2005 , as Instrument No. 20050817-0097921, Register's Office for Davidson County, Tennessee.

Commonly known as: 704 Holder Drive, Nashville, Tennessee 37217.

Tax Parcel No.: 136-14-238.00

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 21 day of Apr, 10.

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 21 day of Apr, 10.

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 $91,935.00, 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 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 21 day of Apr, 10.

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

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF In

COUNTY OF Marion

RE: 704 Holder Drive
Nashville, Tennessee 37217
Debtor(s): James Frank Bostick and Diane Bostick

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

1. I am an employee of Aurora Loan Services, LLC and held the position of AVP 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 August 10, 2005, recorded August 17, 2005, as Instrument No. 20050817-0097922 in the real property records of Davidson County, Tennessee, executed by James Frank Bostick and Diane Bostick in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Homecomings Financial Network, Inc. and Homecomings Financial Network, Inc.'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 Homecomings Financial Network, Inc. and Homecomings Financial Network, Inc.'s successors and assigns.

3. Aurora Loan Services, LLC 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 nine (9) 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 30 day of March, 2010.

Affiant

Angela Martinez

Asst. Vice President

Title

ACKNOWLEDGMENT

STATE OF In

COUNTY OF Marion

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Angela Martinez, 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 Aurora Loan Services, LLC, 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 In this 30 day of March, 2010.

Notary Public

My Commission Expires: 1-3-18

RETURN TO:

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

Amber Smoot
Notary Public Seal State of Indiana
Marion County
My Commission Expires 01/03/2018

Loan No. xxxxxx1651
DSoldierSailorAffidavit_ysmith_100318_1111