BILL GARRETT, Davidson County
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Prepared by and Return to:
Patrick Taggart/ccollymore 01/06/2011
McCurdy & Candler, L.L.C.
3525 Piedmont Road NE, Six Piedmont Center, Suite 700
Atlanta, GA 30305

SUBSTITUTE TRUSTEE'S DEED

Aurora Loan Services, LLC
File No. 10-20234 /Martha S. Broadrick

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated June 12, 2006, and recorded in the Register's Office of Davidson County, Tennessee, on June 14, 2006 at Instrument No. 200606140070641, ("Deed of Trust"), Martha S. Broadrick conveyed to Gail C. Victory, Trustee, 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, the beneficial interest of said Deed of Trust was last transferred and assigned to Aurora Loan Services, LLC; and

WHEREAS, Aurora Loan Services, LLC, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 201012230102192, 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 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 Tennessee Tribune in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 12/16/2010, 12/23/2010, and 12/30/2010. The notice requirements of T.C.A. §35-5-117 were satisfied prior to the first publication of the Notice of Substitute Trustee's Sale. The sale was held on January 6, 2011, in Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, 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, LLC, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $33,259.40; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to Aurora Loan Services, LLC, its successors and assigns;

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, LLC aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **MCC TN, LLC** as Substitute Trustee, does hereby grant, bargain, sell and convey unto Aurora Loan Services, LLC, its successors and assigns, in fee simple forever, the following described property, to-wit:

**FOR LEGAL DESCRIPTION, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF**

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, LLC, its successors and assigns, forever, to whom the said **MCC TN, LLC** 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, **MCC TN, LLC**, has hereunto executed, on January 6, 2011.

MCC TN, LLC
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On January 6, 2011, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Patrick A. Taggart, on behalf of **MCC TN, LLC**, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes contained therein.

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

OFFICIAL SEAL
CATHERINE COLLYMORE
NOTARY PUBLIC, NEWTON COUNTY, GA
MY COMMISSION EXPIRES FEB. 19, 2012

Notary Public

My Commission Expires:_____

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 $33,259.40, 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 January 6, 2011.

Notary Public

OFFICIAL SEAL
CATHERINE COLLYMORE
NOTARY PUBLIC, NEWTON COUNTY, GA
MY COMMISSION EXPIRES FEB. 19, 2012

Mail Tax Notices to and Property Owner:
Aurora Loan Services
3131 South Vaughn Way
Aurora, CO 80014

Map & Parcel No.: 52-16-A-30.00
Property Address: 1301 Neely`s Bend Road, Apt. D-30
Madison, TN 37115

Exhibit "A"

A tract of land lying and situated in Davidson County, Tennessee, and being Apartment Unit No. D-30, of Neelys Bend Condominium created under Title 64, Sectios 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, Page 86, Registers Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neelys Bend Condominium of record in Book 5200, Page 200, said Registers Office for a more complete identification and description of such units.

Being the same property as conveyed to Martha Broadrick by deed recorded at Instrument No. 200606140070640, Davidson County Register's Office.

Subject to all matters on plat of record in Plat Book 5200, Page 200, in the Registers Office for Davidson County, Tennessee.

Subject to all matters on Master Deed and By-Laws of record in Book 5483, Page 86, as amended in Instrument No. 20020705-0080848 and Instrument No. 20040527-0062519, in the Registers Office for Davidson County, Tennessee.

Subject to rules and regulations of record in Book 8277, Page 314, in the Registers Office for Davidson County, Tennessee.

Subject to Charter of the Homeowners Association of record in Book 5476, Page 765, in the Registers Office for Davidson County, Tennessee.

Subject to the Utility Line Easement of record in Instrument No. 20040624-0075203, in the Registers Office for Davidson County, Tennessee.