FILE NO.: 354.0810662TN\AMP1

BILL GARRETT, Davidson County
Trans:T20110017252 DEEDTRS
Recvd: 03/24/11 10:49 2 pgs
Fees:13.00 Taxes:966.18
20110324-0022800

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 March 14, 2007 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20070320-0033836, ("Deed of Trust")Judy Speer aka Judtih Speer aka Judi Speer and Phillip Speer conveyed to Atty. Arnold M. Weiss, 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 at **Instrument No. 201103090018443** in the Register's Office of Davidson County, TN; and

WHEREAS, pursuant to Tenn. Code Ann. § 35-5-117 (i), not less than sixty (60) days prior to the first publication required by § 35-5-101, the notice of the right to foreclose was properly sent, if so required; 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 02/18/2011, 02/25/2011, 03/04/2011, in THE NASHVILLE RECORD, by which advertisement the sale was held on March 17, 2011, 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, LLC**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $261,131.00; 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, LLC 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, LLC**, 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 part of Lot No. 103 on the map of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office for said county. Beginning at a point in the Northerly margin of Shelby Avenue at the corner of Lots Nos. 102 and 103, thence with the line between said lots, Northerly 95 feet to a point; thence Westerly 25 feet to a point; thence 55 feet to the South margin of an alley; thence with the margin of the same, Westerly 25 feet to the corner of Lots Nos. 103 and 104; thence with the line between said lots, Southerly 150 feet to the North margin of Shelby Avenue; thence with the margin of the same, Easterly 50 feet to the beginning. Being the same property conveyed to Judith Speer by deed from Ben P. Shields, Jr., general partner of Shields Rentals, L. P., and Ben P. Shields, Jr., trustee of the Ben P. Shields, Jr. Revocable Living Trust Agreement dated July 8, 1993, of record in instrument 200605080052942 on 05/02/2006 and filed for record on 05/08/2006, Register's Office for said county. The said Judith Speer and Judy Speer are one in the same person.

The last recorded Warranty Deed was filed of record at Instrument No. 20110119-0005195 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, LLC**, 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 17th day of March, 2011.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 17th day of March, 2011, 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 Assistant 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.

KELECHI UBOZOH NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA NOV. 23, 2014

Notary Public

My Commission Expires: NOV 23 2014

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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 $261,131.00, 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 17TH DAY OF MARCH 2011.

Notary Public

My Commission Expires: NOV 23, 2014

KELECHI UBOZOH NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA NOV. 23, 2014

File No.: 354.0810662TN (Speer)
Property Address: 1625 Shelby Avenue, Nashville, TN 37206
Tax Parcel ID No.: 083-14-0-301.00

Mail Tax Notices To and Property Owner:

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