BILL GARRETT, Davidson County
Trans:T20110019824 DEEDTRS
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Fees:18.00 Taxes:44.40
20110405-0026095

Prepared by and Return to:
Patrick Taggart/ccollymore 03/31/2011
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. 10-20225 /Anthony R. Fragale

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated December 29, 2006, and recorded in the Register's Office of Davidson County, Tennessee, on April 20, 2007 at Instrument No. 200704200047308, and Re-Recorded at Instrument Number 20070420-0047312, ("Deed of Trust"), Anthony R. Fragale conveyed to Allen C. Dunstan, 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. 201103090018772, 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 3/10/2011, 3/17/2011 and 3/24/2011. 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 March 31, 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, Inc., being the highest, best and last bidder, became the purchaser of said property at and for the sum of $12,000.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to Aurora Loan Services, Inc., 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, Inc. as 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, Inc., 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, Inc., 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 March 31, 2011.

MCC TN, LLC
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On March 31, 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 $12,000.00, 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 March 31, 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.: 09207031900
Property Address: 1735-1737 Herman Street
Nashville, TN 37208

Exhibit "A"

Parcel/Tax ID No. 092-07-0-319.00

Being Lot No. 2 on the Plan of E.C. Scruggs Subdivision of Lot Nos. 17-22 inclusive in Bosticks Third Addition, as of record in Book 161, Page 41; said Lot No. 2 fronts together with Lots 1, 3 and 4 W 150.2 feet on the Southerly side of Herman formerly Hamilton Street, and runs back 90 feet 6 inches on the Westerly line with the Easterly margin of 18th Avenue North, formerly Bostick Street, to an alley, measuring 157 feet thereon.

Being the same property conveyed to Erwin Lane from Helen E. Chamberlain by Deed dated April 5, 2006 of record in Instrument No. 200604130042828, in the records for Davidson County, TN.

Being further conveyed to Anthony Fragale from Erwin Lane, married, by Warranty Deed dated December 29, 2006, of record in 200704200047307, Recorders Office for Davidson County, Tennessee.