BILL GARRETT, Davidson County
Trans:T20110040333 DEEDTRS
Recvd: 07/06/11 09:27 3 pgs
Fees:18.00 Taxes:677.10
20110706-0051520

Prepared by and Return to:
Patrick Taggart/ccollymore 06/30/2011
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. 11-06466 /Louise S. Whitaker and Robert L. Whitaker

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated August 3, 2005, and recorded in the Register's Office of Davidson County, Tennessee, on August 4, 2005 at Instrument No. 200508040091928, ("Deed of Trust"), Louise S. Whitaker and Robert L. Whitaker conveyed to Arnold M. Weiss, 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. 201105050034520, 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 6/9/2011, 6/16/2011, and 6/23/2011. 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 June 30, 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 $183,000.00; 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 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, 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 June 30, 2011.

MCC TN, LLC
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On June 30, 2011 , a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Patrick A. Taggart, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who, upon oath acknowledged to be the Assistant Secretary of MCC TN, LLC, the within named bargainor, and that as such, being authorized to do so, executed the foregoing instrument for the purposes contained therein, by signing the name of the limited liability corporation.

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

STAR K HARRIS NOTARY PUBLIC GWINNETT CO., GEORGIA MY COMMISSION EXPIRES OCT. 27 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 $183,000.00, 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 June 30, 2011

Notary Public

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

Map & Parcel No.: 09213011800
Property Address: 3815 Park Avenue
Nashville, TN 37209

STAR K HARRIS NOTARY PUBLIC GWINNETT CO., GEORGIA MY COMMISSION EXPIRES OCT. 27 2012

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 7 and the Westerly half of Lot 6 of Block 14, on the Plan of Charlotte Park Company Second Addition, as shown on plat of record in Plat Book 57, Pages 160 and 161, in the Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robert Whitaker and wife, Louise S. Whitaker, by Warranty Deed recorded at Instrument Number 200306200085475, Registers Office for Davidson County, Tennessee.