FILE NO.: 354.0805380TN\P

BILL GARRETT, Davidson County
Trans:T20120035984 DEEDTRS
Recvd: 05/16/12 11:20 2 pgs
Fees:13.00 Taxes:429.57
20120516-0042347

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 May 28, 2003 and recorded in the Register's Office of Davidson County, TN, at Instrument 200306030075094, ("Deed of Trust")Steven L Rhodes and Christina A Rhodes conveyed to Real Estate Loan Service of Tennessee, 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 Bank FSB; and

WHEREAS, **Aurora Bank FSB,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 201110260083196** 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 04/06/2012, 04/13/2012 & 04/20/2012, in THE NASHVILLE RECORD, by which advertisement the sale was held on May 03, 2012, at the Davidson Co. Register of Deeds at the corner 6th & Broadway at Bridgestone Arena 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 Bank FSB**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $116,100.38; 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 Bank FSB 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 Bank FSB**, 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 Lot No. 317 on the Plan of Peppertree Forest Subdivision, Section 1, revised, recorded in Book 6900, Pages 973-975, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to Steven L. Rhodes and wife, Christina A. Rhodes by warranty deed from Jerry Butler, a married person, dated October 31, 1991, recorded November 18, 1991, Book 8487, Page 170, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument 8487, Page 170 in the Register's Office of Davidson County, TN.

If the original sale date was postponed, such sale was postponed in accordance with the provisions of TCA 35-5-101(f), and all announcements and notifications were made as required therein.

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 Bank FSB**, 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 03rd day of May, 2012.

Nationwide Trustee Services, Inc.
Substitute Trustee
By: Germaine Duncan, its Asst. VP

STATE OF GEORGIA

COUNTY OF FULTON

On this 03rd day of May, 2012, 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.

ASHLEY M. PENGELLY NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA MAY 27, 2012

Notary Public

My Commission Expires: _____

****

STATE OF GEORGIA

COUNTY OF FULTON

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 $116,100.38, 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 03RD DAY OF MAY 2012.

ASHLEY M. PENGELLY NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA MAY 27, 2012

Notary Public

My Commission Expires: _____

File No.: 354.0805380TN (Rhodes)
Property Address: 4617 Chutney Drive, Antioch, TN 37013
Tax Parcel ID No.: 165-14-0-001.00

Mail Tax Notices To and Property Owner:

Aurora Bank, FSB
2617 College Park
Scottsbluff, NE 69361