This Instrument Prepared By:
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511 Union Street, Suite 1600
Nashville, Tennessee 37219

Davidson County DEEDTRS
Recvd: 08/26/03 15:54 4pgs
Fees:23.00 Taxes:3.70
20030826-0123878

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
Regions Bank **500 Corporate Center Dr.** **Franklin, TN 37067** **Attn: Art M. Willard**	**New Owners**	**054-16-0-036.00**

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated March 23, 2001, executed by G.R. McKenzie a/k/a Gaynell R. McKenzie to Richard G. Rhodes, Sr., Trustee, of record at Instrument #20010402-0031720, Register's Office for Davidson County, Tennessee; and

WHEREAS, Regions Bank, the owner and holder of the indebtedness secured by said Deed of Trust of record at Instrument #20010402-0031720, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming, Arthur M. Willard, Sam J. McAllester, III, and J. Evan Gower as Substitute Trustees by an instrument of record at Instrument #20030109-0004395, Register's Office for Davidson County, Tennessee, and authorized any one of them to act alone with the powers given the Trustee in said Deed of Trust; and

WHEREAS, Sam J. McAllester, III, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that

said property would be sold at 11:00 o'clock A.M., prevailing time on Monday, August 25, 2003, at the main entrance to the Gaylord Entertainment Center at the corner of 5th Avenue and Broadway, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, the Substitute Trustee personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of One Thousand and 00/100 Dollars ($1,000.00) by Regions Bank (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of One Thousand and 00/100 Dollars ($1,000.00) cash in hand paid by the Grantee, Sam J. McAllester, Substitute Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Being Lot No. 24-B on the Plan of Section One, Lake Country, of record in Book 5200, page 493, and amended in Book 5800, page 354, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed by Warranty Deed from Joe C. Funderburk, married, to Gaynell R. McKenzie, unmarried, of record in Book 10849, page 45, Register's Office for Davidson County, Tennessee.

Said property is more commonly known as 4659 Woodview Circle, Old Hickory, Tennessee 37138.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And the Substitute Trustee covenants with the said Grantee that he is lawfully seized and possessed of said real property as Substitute Trustee only and, by the terms of the above-mentioned Deed of Trust, has a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

The Substitute Trustee further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its successors and assigns, against the lawful claims of any persons claiming by or through him as Substitute Trustee, but no further or otherwise; it being the intention of the Substitute Trustee only to convey to Grantee no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 25th day of August, 2003.

Sam J. McAllester, III, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kimberley R. Mankin, a Notary Public of this county, Sam J. McAllester, III, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of August, 2003.

KIMBERLEY R. MANKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Kimberley R. Mankin
NOTARY PUBLIC

My Commission Expires: 9-30-06

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,000.00.

AFFIANT

Subscribed and sworn before me on this 25th day of August, 2003.

KIMBERLEY R. MANKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Kimberley R. Mankin
NOTARY PUBLIC

My Commission Expires: 9-30-06