Davidson County DEEDTRS
Recvd: 02/19/04 15:28 4pgs
Fees:23.00 Taxes:1110.00
20040219-0019463

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner(s):	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Regions Bank **500 Corporate Centre Dr.** **Franklin, TN 37067** **Attn: Art Willard**	**New Owner**	**157-00-0-120.00**

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated April 5, 2000, executed by Joel C. Wilson and wife, Patricia M. Wilson to Richard G. Rhodes, Trustee, of record in at Instrument No. 200004060034983, 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 No 200004060034983, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Sam J. McAllester, III, and J. Evan Gower as Substitute Trustees by an instrument of record at Instrument No. 20031125-0171373, 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 February 19, 2004, at the front door of the Davidson County Register of Deeds office at the Gaylord Entertainment Center, 501 Broadway, Nashville, Davidson, Davidson County,

Tennessee, to be knocked off and sold to the highest, best and last 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 Three Hundred Thousand and No/100 Dollars ($300,000.00) 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 Three Hundred Thousand and No/100 Dollars ($300,000.00) cash in hand paid by the Grantee, Sam J. McAllester, III, Substitute Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Devon shire Manor Subdivision Section 2, as shown on plat of record in Plat book 5200, page 242, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Joel C. Wilson and wife, Patricia M. Wilson by deed of record in Instrument No. 200004060034982, Register's Office for Davidson County, Tennessee.

Said property is known as 6529 Radcliff Drive, Nashville, Davidson County, Tennessee 37221.

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/their heirs 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 19th day of February, 2004.

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, 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 19th day of February, 2004.

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 $ 300,000.00.

AFFIANT

Subscribed and sworn before me on this 19th day of February, 2004.

Kimberley R. Mankin
NOTARY PUBLIC

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

My Commission Expires: 9-30-06