Davidson County DEEDTRS
Recvd: 04/18/05 09:51 2 pgs
Fees:13.00 Taxes:193.83
20050418-0042596

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6750 Lenox Center Court, Suite 202
Memphis, TN 38115
901-767-5566
Fax: 901-761-5690

Name: Vernon R. Tucker, unmarried
S&K#: 05-0006
Loan#: 9900600831

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 5, 2001, recorded in Instrument Number 20011218-0139653 in the Register's Office of Davidson County, Tennessee, Vernon Reginald Tucker, an unmarried person, conveyed to Emmett James House and Bill R. McLaughlin, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20050316-0028629, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on April 6, 2005, at the Davidson County Courthouse in Nashville, Tennessee, at 10 a.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Union Planters Bank, N.A. dba Regions Mortgage, whose address is Regions Mortgage Inc., 1900 Charles Bryan AX2, Cordova, Tennessee 38016, at and for the sum of $52,385.56, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Union Planters Bank, N.A. dba Regions Mortgage, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Denise Griffin, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Union Planters Bank, N.A. dba Regions Mortgage, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to-wit:

Described Property located in Davidson County, Tennessee to wit:

Lot Number 33A on the Plan of Zone Lot Division Lots 32 thru 36 Chelsea of Priest Lake Section One-A, as of record in Plat Book 5200, Page 696, amended in Plat Book 6240, Page 35, Register's Office for said County, to which plan reference is made for a more complete description.

This legal description is identical with that in Deed of Trust recorded at Instrument Number 20011218-0139653 in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record Instrument Number 20011218-0139653 in the Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Quit Claim Instrument Number 200112180139652, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Union Planters Bank, N.A. dba Regions Mortgage, its successors and assigns, in fee simple forever, to whom the said Denise Griffin, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Denise Griffin, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Denise Griffin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 4th day of April, 2005, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Denise Griffin, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

JENA R. SINCLAIR NOTARY PUBLIC AT LARGE SHELBY CO., TN

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

4/20/05
My commission expires: My Comm. Exp. 12-20-05 Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $52,385.56 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

JENA R. SINCLAIR NOTARY PUBLIC AT LARGE SHELBY CO., TN

Affiant

Subscribed and sworn to before me on the date written above.

4/20/05
My commission expires: My Comm. Exp. 12-20-05 Notary Public

PROPERTY ADDRESS: 3705 Folkstone Drive, Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Union Planters Bank, N.A. dba Regions Mortgage
1900 Charles Bryan AX2
Cordova Tennessee 38016

S & K #:05-0006
Map & Parcel – 150-04-0 001.00