This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID# 06007004300
2928 LYNDALE DRIVE
NASHVILLE, TENNESSEE 37207

NO MORTGAGE
New Owner - Send Tax Bills:
***REGIONS BANK**
P.O. BOX 10063
BIRMINGHAM, AL 35202

Davidson County DEEDTRS
Recvd: 12/04/06 13:51 2 pgs
Fees:13.00 Taxes:193.32
20061204-0149302

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on APRIL 26, 2002, FMLS, INC., was named Trustee in a Deed of Trust of even date executed by **SAMUEL A. SHELTON, UNMARRIED,** conveying to it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$59,000.00,** principal and interest at **7.25%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20020515-0059469,** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES OR I. DYKE TATUM, EITHER OF WHOM MAY ACT,** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20061106-0137963,** in the Register's Office for **DAVIDSON** County, Tennessee; **I, I. DYKE TATUM,** Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: **NOVEMBER 10, 2006/NOVEMBER 17, 2006/NOVEMBER 24, 2006** in **NASHVILLE BUSINESS JOURNAL,** a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on **FRIDAY, DECEMBER 1, 2006 AT 10:00 A.M. OUTSIDE THE DOOR OF THE DAVIDSON COUNTY REGISTER OF DEEDS WHICH IS INSIDE THE GAYLORD ENTERTAINMENT CENTER AT 501 BROADWAY, SUITE 501, (ENTER THE NORTHWEST ENTRANCE NEAR SIXTH AVENUE SOUTH) IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE.** I, **I. DYKE TATUM** as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **REGIONS BANK DOING BUSINESS AS AMSOUTH BANK, P.O. BOX 10063, BIRMINGHAM, AL 35202,** submitted the highest and best bid in the amount of $ 52,247.68

NOW THEREFORE, in consideration of the premises, I, **I. DYKE TATUM,** Substitute Trustee, do hereby sell, transfer and convey to **REGIONS BANK DOING BUSINESS AS AMSOUTH BANK.** its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

SITUATED IN DAVIDSON COUNTY, TN. ALL THAT PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN DAVIDSON COUNTY, TN AND KNOWN AND DESIGNATED AS LOT NO. 75, ON THE PLAN OF HILLHURST ACRES, SECTION FOUR, RECORDED IN PLAT BOOK 2331, PAGE 135, OF THE DAVIDSON COUNTY REGISTER OF DEEDS OFFICE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

ALSO, BEING THE SAME PROPERTY CONVEYED TO SAMUEL A. SHELTON AND WIFE, ODESSA SHELTON BY DEED DATED JULY 30, 1992 AND RECORDED IN BOOK 8694 PAGE 575 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID ODESSA SHELTON HAS SINCE DIED SURVIVED BY HER HUSBAND, SAMUEL A. SHELTON.

SUBJECT TO THE FIRST MORTGAGE DATED APRIL 26, 2002 AND RECORDED IN INSTRUMENT NO. 20020508-0056947.

I, **I. DYKE TATUM**, Substitute Trustee, convey to **REGIONS BANK DOING BUSINESS AS AMSOUTH BANK**, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on DECEMBER 1, 2006

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **I. DYKE TATUM**, Substitute Trustee, 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 and official seal at office at Nashville, Tennessee on DECEMBER 1, 2006

Notary Public

My Commission Expires: 3-21-09

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires March 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $52,247.68

Affiant

Subscribed and sworn to before me, this 1ST day of DECEMBER 2006

Notary Public

My Commission Expires: 3-21-09

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires March 21, 2009

RETURN TO:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228