This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID# 173 04 0 014.00
5441 HICKORY PARK DRIVE
ANTIOCH, TENNESSEE 37013

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

Davidson County DEEDTRS
Recvd: 09/24/07 09:42 2 pgs
Fees:13.00 Taxes:310.80
20070924-0113514

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on NOVEMBER 3, 2004, DAVID IVES, was named Trustee in a Deed of Trust of even date executed by **MANDY FERRELL, AN UNMARRIED WOMAN,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$98,000.00,** principal and interest at **9.2500%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20050105-0001567,** 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. 20070919-0112192,** in the Register's Office for **DAVIDSON** County, Tennessee; **I, J. PHILLIP JONES,** 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: **AUGUST 31, 2007/ SEPTEMBER 7, 2007/ SEPTEMBER 14, 2007** 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, SEPTEMBER 21, 2007 AT 11:00 A.M. ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **J. PHILLIP JONES** 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 SUCCESSOR BY MERGER TO AMSOUTH, P.O. BOX 10063, BIRMINGHAM, AL 35202,** submitted the highest and best bid in the amount of $84,000.00

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **REGIONS BANK SUCCESSOR BY MERGER TO AMSOUTH,** 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 72-B ON THE PLAN OF HICKORY PARK VILLAS, SECTION THREE, ZONE LOT DIVISION, LOTS 71, 72, 73 AND 74, AS OF RECORD IN BOOK 6250, PAGE 812, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MANDY FERRELL BY DEED DATED JULY 30, 2004 OF RECORD IN INSTRUMENT NO. 20040805-0093999 SEE ALSO SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20051025-0128674 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **REGIONS BANK SUCCESSOR BY MERGER TO AMSOUTH**, 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 **SEPTEMBER 21, 2007.**

Substitute Trustee

J. PHILLIP JONES
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, **J. PHILLIP JONES**, 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 **SEPTEMBER 21, 2007.**

Melissa Biddle
Notary Public

My Commission Expires: 5/2/2011

MELISSA BIDDLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 2 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $84,000.00

Affiant

Subscribed and sworn to before me, this **21ST day of SEPTEMBER, 2007.**

Melissa Biddle
Notary Public

My Commission Expires: 5/2/2011

MELISSA BIDDLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 2 2011

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