Davidson County DEEDTRS
Recvd: 09/26/07 16:19 5 pgs
Fees:28.00 Taxes:429.17
20070926-0115001

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 BH-4441 **2050 Parkway Office Circle** **Hoover, AL 35244**	**New Owner**	**012-00-0-180.00**

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions, and payments provided for and made in a Deed of Trust dated September 25, 2003, executed by John H. Heidelberg (also known as John H. Heidleberg and also known as John Hiedelberg), to FMLS, Inc., Trustee, of record at Instrument No. 200310170154040, Register's Office for Davidson County, Tennessee ("Deed of Trust") to secure certain Indebtedness ("Indebtedness"); and

WHEREAS, AmSouth Bank, the owner and holder of the Indebtedness secured by said Deed of Trust replaced said Trustee by naming Sam J. McAllester III, J. Evan Gower, and Gregory G. Vick, as Substitute Trustees by an instrument of record at Instrument No. 20061024013681, Register's Office for Davidson County, Tennessee, and authorized any one of the Substitute Trustee's to act alone or by a Designated Agent with the powers, given the Trustee in said Deed of Trust; and

WHEREAS, Sam J. McAllester, III, in his capacity as Substitute Trustee, and not Individually ("Substitute Trustee") caused to be published a Foreclosure Sale Notice in accordance with the provisions of said Deed of Trust, providing notice and advertising that said property would be sold at 10:30 o'clock a.m., prevailing time on September 21, 2007, at the entrance to the office of the Davidson County Register of Deeds, Gaylord Entertainment Center,

501 Broadway, Nashville, Davidson County Courthouse, Tennessee, to be knocked off and sold to the highest, best, and last bidder for cash, pursuant to the terms and conditions of the Deed of Trust and the Foreclosure Sale Notice; and

WHEREAS, Sam J. McAllester, III, Substitute Trustee personally appeared (or appeared by Designated Agent) and offered said property for sale at public outcry and the highest, best, and last bid received was the sum of One Hundred Fifteen Thousand, Nine Hundred Ninety Three and 21/100 Dollars ($115,993.21) by Regions Bank, successor by merger to AmSouth 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 Hundred Fifteen Thousand, Nine Hundred Ninety Three and 21/100 Dollars ($115,993.21) cash in hand paid by the Grantee, Substitute Trustee has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its successors and assigns the title and interest that Substitute Trustee has the right to sell and convey under the Deed of Trust in a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Leo Curtis Greer, Jr. Property of record in Plat Book 7900, page 320, Register's Office for Davidson County, Tennessee, more particularly described as follows, to-wit:
>
> Beginning at an iron pin on the northerly margin of Lickton Pike, a corner to the property conveyed to Dawn Guthrie Brooks of record in Deed Book 8137, page 499, Register's Office for Davidson County, Tennessee; thence, with said margin of said pike South 73 deg. 44' 31" west 50.49 feet to an iron pin, a corner to Tract 4 on said Plan; thence, leaving Lickton Pike, with the line of Tract 4 North 24 deg. 17' 07" West 719.64 feet to an iron pin; thence, North 67 deg. 50' 24" East 153.52 feet to an iron pin; thence, North 22 deg. 14' 25" west 707.57 feet to an iron pin; thence North 86 deg. 22' 18" East 202.62 feet to an iron pin; thence, South 31 deg. 21' 20" East 692.31 feet to an iron pin; thence South 64 deg. 13' 58" West 155.11 feet to an iron pin; thence, South 67 deg. 50' 24" West 248.59

feet to an iron pin; thence, South 24 deg. 17' 07" East 674.80 feet to the point of beginning and containing 5.01 acres, more or less.

Being the same property conveyed to John H. Heidleberg by deed of record in Instrument No. 200307280104855, Register's Office for Davidson County, Tennessee. John H. Heidelberg and John H. Heidleberg are one and the same person.

The street address of the property is believed to be 6460 Lickton Pike, Goodlettsville, Davidson County, Tennessee, 37072, but such address is not part of the Legal Description of the property. In the event of any discrepancy, the Legal Description herein shall control. The Legal Description is drawn from recorded documents or provided by third parties, and the Substitute Trustee makes no warranty or representation regarding the accuracy of the Legal Description.

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.

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, in his capacity as Substitute Trustee, has a good right to sell and convey the same liens 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 Deeds of Trust, liens, claims, and encumbrances that may take priority over the Deed of Trust. This sale is also subject to any matter that an accurate survey of the premises might disclose.

The Substitute Trustee, and not Individually, 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 person 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 property is sold AS IS, WHERE IS AND WITH ALL FAULTS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OR MERCHANTABILITY, CONDITION, OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

Timely notice has been given by the Substitute Trustee to the Internal Revenue Service and the Department of Labor and Workforce Development by certified mail, as required by 26 U.S.C. §7425(b). The sale of this property will be subject to the right of the United States to redeem said property pursuant to 26 U.S.C. §7425(d).

Substitute Trustee makes no covenant of seisin, marketability of title, or warranty of title, express or implied. Substitute Trustee sells and conveys the subject real property by this Trustee's Deed as Substitute Trustee only, and not individually.

WITNESS my hand this 16th day of March, 2007.

Sam J. McAllester, III
Substitute Trustee, and not Individually

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Tonya R. Mastin, a Notary Public of this county, Sam J. McAllester, III, Substitute Trustee and not Individually, 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 21st day of September, 2007.

Tonya R. Mastin
NOTARY PUBLIC

TONYA R. MASTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: My Commission Exp. May 24, 2008

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $115,993.21.

AFFIANT

Subscribed and sworn before me on this 21st day of September, 2007.

Tonya R. Mastin
NOTARY PUBLIC

TONYA R. MASTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: My Commission Exp. May 24, 2008