This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID# 151 01 0A 135.00
3228 NEWINGTON COVE
ANTIOCH, TENNESSEE 37013

NO MORTGAGEE
New Owner - Send Tax Bills:
REGIONS BANK
P.O. BOX 18001
HATTIESBURG, MS 39404

Davidson County DEEDTRS
Recvd: 11/05/07 11:05 2 pgs
Fees:13.00 Taxes:437.06

20071105-0130152

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **NOVEMBER 27, 2000, FMLS, INC.,** was named Trustee in a Deed of Trust of even date executed by **WILLIAM L. VAUGHN AND MONICA M. VAUGHN (N/K/A MONICA MARIE BENNETT), HUSBAND AND WIFE**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$126,900.00**, principal and interest at **8.375%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20001130-0117628** 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. 20070928-0115633** 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: **OCTOBER 5, 2007/ OCTOBER 12, 2007/ OCTOBER 19, 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, NOVEMBER 2, 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, I. DYKE TATUM**, individually or by and through his agent, 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, P.O. BOX 18001, HATTIESBURG, MS 39404**, submitted the highest and best bid in the amount of $118,125.00

NOW THEREFORE, in consideration of the premises, I, **I. DYKE TATUM**, Substitute Trustee, do hereby sell, transfer and convey to **REGIONS 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 135 ON THE PLAN OF CHATHAM POINTE OF RECORD IN PLAT BOOK 6900, PAGE 444, 445, 446, AND 447 REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM L. VAUGHN AND WIFE, MONICA M. VAUGHN BY DEED DATED NOVEMBER 27, 2000 OF RECORD IN INSTRUMENT NO. 20001130-0117627 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SEE ALSO FINAL DECREE OF DIVORCE OF RECORD IN INSTRUMENT NO. 20061204-0149202 WHEREIN WILLIAM L. VAUGHN WAS DIVESTED OF ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY WITH THE SAME BEING VESTED IN MONICA M. VAUGHN. ALSO BEING THE SAME PROPERTY CONVEYED FROM WILLIAM L. VAUGHN TO MONICA MARIA BENNETT (FKA MONICA M. VAUGHN) BY QUIT CLAIM DEED DATED JANUARY 18, 2007 OF RECORD IN INSTRUMENT NO. 20070123-0009230, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

I, **I. DYKE TATUM**, Substitute Trustee, convey to **REGIONS 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 **NOVEMBER 2, 2007.**

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 **NOVEMBER 2, 2007.**

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 $ 118,125.00

Affiant

Subscribed and sworn to before me, this **2ND DAY OF NOVEMBER, 2007.**

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
TATUM & JONES, PLLC
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228