Davidson County DEEDTRS
Recvd: 09/04/08 15:59 7 pgs
Fees:38.00 Taxes:348.93
20080904-0090913

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (TRM)
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner(s):	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Regions Bank **2050 Parkway Office Circle** **Hoover, AL 35244**	**New Owners**	**025-00-0-202.00**

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions, and payments provided for and made in a Deed of Trust dated June 13,2 007, executed by Perrion M. Gordon, to FMLS, Inc., Trustee, of record at Instrument No. 20070702-078951, Register's Office for Davidson County; and

WHEREAS, Regions Bank, successor by merger to AmSouth Bank, the owner and holder of the Indebtedness secured by said Deed of Trust replaced said Trustee by naming Sam J. McAllester III, David M. Anthony, James A. Crumlin, Jr., and Gregory G. Vick, as Substitute Trustees by an instrument of record at Instrument No. 20080722-0075211, 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 Thursday, September 4, 2008 at the front door of the Davidson County Register of Deeds Office located at the Sommet Center,

501 Broadway, Nashville, Davidson County, Tennessee 37203, 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 Ninety Four Thousand, Three Hundred Six and 01/100 Dollars ($94,306.01) by Regions 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 Ninety Four Thousand, Three Hundred Six and 01/100 Dollars ($94,306.01) cash in hand paid by the Grantee, Regions Bank, Substitute Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its heirs 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:

A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: CERTAIN REAL PROPERTY SITUATE IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS TRACT 4 ON THE SURVEY OF THE MALONE PROPERTY DATED MARCH 15, 1999, BY BURNS CONSULTING, TENNESSEE LICENSE NO. 1053, AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A NEW IRON PIN, BEING NORTH 35 DEGREES 13' 51" WEST, 224.34 FEET FROM THE MOST NORTH NORTH-NORTHEAST CORNER OF THE DEBRA L. CLOUD PROPERTY AS SHOWN IN DEED BOOK 9359, PAGE 533, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE WESTERN MARGIN OF HITT LANE, THE MOST NORTH-NORTHEAST CORNER OF TRACT 3, THE MOST EAST-NORTHEAST CORNER OF THIS TRACT, THENCE ALONG THE LINE WITH TRACT 3, SOUTH 77 DEGREES 27' 50" WEST 159.33 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 3, SOUTH 79 DEGREES 01' 38" WEST, 112.08 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 3, SOUTH 54 DEGREES 05' 44" WEST, 67.93 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 3, SOUTH 27 DEGREES 49' 58" WEST 182.55 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 3, SOUTH 31 DEGREES 28' 11"

WEST, 261.25 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 3, SOUTH 58 DEGREES 29' 45" WEST, 265.53 FEET TO NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 3, SOUTH 63 DEGREES 56' 20" WEST, 275.10 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 3, SOUTH 79 DEGREES 35' 54" WEST, 159.88 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 3, SOUTH 76 DEGREES 20' 24" WEST, 116.71 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 3, SOUTH 54 DEGREES 14' 32" WEST, 302.42 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 3, SOUTH 03 DEGREES 57' 35" WEST, 75.57 FEET TO A NEW IRON PIN, IN THE NORTHERN LINE OF THE CLEO ANDERSON PROPERTY AS SHOWN BY DEED BOOK 9917, PAGE 831, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE ALONG THE LINE WITH ANDERSON, NORTH 86 DEGREES 02' 25" WEST, 401.37 FEET TO AN OLD IRON PIN, THE NORTHEAST CORNER OF THE EARL C. SUTTON PROPERTY AS SHOWN IN THE DEED BOOK 7147, PAGE 620, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE ALONG THE LINE WITH SUTTON, NORTH 87 DEGREES 06" 56" WEST, 1084.17 FEET TO A NEW IRON PIN, THE SOUTHEAST CORNER OF TRACT 5; THENCE ALONG THE LINE WITH TRACT 5, NORTH 02 DEGREES 53' 04" EAST, 1021.49 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 5, NORTH 75 DEGREES 52' 18" EAST 400.73 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 5, SOUTH 58 DEGREES 43' 33" EAST, 424.47 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 5, SOUTH 30 DEGREES 26' 22" EAST, 491.48 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 5, SOUTH 36 DEGREES 16' 21" EAST, 329.10 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 5, SOUTH 58 DEGREES 33' 47" EAST, 288.80 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 5, NORTH 54 DEGREES 14' 32" EAST 270.65 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 5, NORTH 76 DEGREES 20' 24" EAST, 127.89 FEET TO A NEW IRON PIN, THENCE CONTINUING ALONG THE LINE WITH TRACT 5, NORTH 79 DEGREES 35' 54" EAST, 154.41 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 5, NORTH 63 DEGREES 56' 20" EAST, 265.84 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 5, NORTH 58 DEGREES 29' 45" EAST, 251.14 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 5, NORTH 31 DEGREES 28' 11" EAST, 247.64 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 5, NORTH 27 DEGREES 49' 58" EAST, 192.32 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 5, NORTH 54 DEGREES 05' 44" EAST, 90.58 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 5, NORTH 79 DEGREES 00' 49" EAST, 122.51 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 5, NORTH 77 DEGREES 27' 50" EAST, 145.47 FEET TO A NEW IRON PIN, IN THE WESTERN MARGIN OF HITT LANE; THENCE ALONG THE WESTERN MARGIN OF HILL LANE, SOUTH 27 DEGREES 17' 54" EAST, 51.71 FEET TO THE BEGINNING. THE ABOVE DESCRIBED PROPERTY IS CONVEYED WITH THE FOLLOWING 30' WIDE PERPETUAL UTILITY AND INGRESS/EGRESS EASEMENT THROUGH TRACT 5, BEING DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT, BEING SOUTH 14 DEGREES 14' 50" EAST, 6.89 FEET

FROM THE MOST EAST-SOUTHEAST CORNER OF THE JAMES WARNER PROPERTY AS SHOWN IN DEED BOOK 10727, PAGE 703, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE WESTERN MARGIN OF HITT LANE, THE MOST NORTH-NORTHEAST CORNER OF THIS EASEMENT, THENCE ALONG THE WESTERN MARGIN OF HITT LANE, SOUTH 14 DEGREES 14' 50" EAST, 30.04 FEET TO A POINT; THENCE ALONG A NEW LINE, SOUTH 78 DEGREES 36' 30" WEST, 191.44 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE, SOUTH 69 DEGREES 45' 22" WEST, 132.23 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE, SOUTH 50 DEGREES 13' 31" WEST, 72.00 FEET TO A POINT THENCE CONTINUING ALONG A NEW LINE, SOUTH 23 DEGREES 57' 26" WEST, 213.51 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE, SOUTH 31 DEGREES 02' 53" WEST 163.41 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE, SOUTH 03 DEGREES 07' 27" EAST, 14.73 FEET TO A POINT, IN THE NORTHERN LINE OF TRACT 3; THENCE ALONG THE LINE WITH TRACT 3, SOUTH 31 DEGREES 28' 1" WEST 26.32 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG THE LINE WITH TRACT 3, SOUTH 58 DEGREES 29' 45" WEST, 17.11 FEET TO A POINT; THENCE ALONG A NEW LINE, NORTH 03 DEGREES 07' 27" WEST, 53.76 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE, NORTH 31 DEGREES 02' 53" EAST, 170.77 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE NORTH 23 DEGREES 57' 26" EAST, 111.36 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE, NORTH 27 DEGREES 45' 27" EAST, 124.24 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE, NORTH 50 DEGREES 13' 31" EAST 65.56 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE NORTH 69 DEGREES 45' 22" EAST, 139.72 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE, NORTH 78 DEGREES 36' 30" EAST, 192.27 FEET TO THE BEGINNING, CONTAINING 0.559 ACRES, MORE OR LESS, AS SURVEYED BY BURNS CONSULTING UNDER TENNESSEE LICENSE NO. 1053, DATED 3/15/99. THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING 30' WIDE PERPETUAL UTILITY AND INGRESS/EGRESS EASEMENT FOR TRACTS 1, 2 AND 3, BEING DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT, BEING NORTH 57 DEGREES 10' 54" EAST, 1156.79 FEET FROM THE SOUTHWEST CORNER OF TRACT 3, THE NORTHEAST CORNER OF THIS EASEMENT; THENCE ALONG A NEW LINE, SOUTH 03 DEGREES 07' 27" EAST, 30.63 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE, SOUTH 21 DEGREES 02' 48" EAST, 35.60 FEET TO A POINT IN THE NORTHERN LINE OF TRACT 3; THENCE ALONG THE LINE WITH TRACT 3, SOUTH 58 DEGREES 28' 45" WEST, 30.51 FEET TO A POINT; THENCE ALONG A NEW LINE, NORTH 21 DEGREES 02' 48" WEST, 45.87 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE, NORTH 03 DEGREES 07' 27" WEST, 5.56 FEET TO A POINT; THENCE CONTINUING ALONG A NEW LINE, NORTH 58 DEGREES 29' 45" EAST, 17.11 FEET TO A NEW IRON PIN; THENCE CONTINUING ALONG A NEW LINE, NORTH 31 DEGREES 28' 11" EAST, 26.32 FEET TO THE BEGINNING, AS SURVEYED BY BURNS CONSULTING UNDER TENNESSEE LICENSE NO. 1053, DATED 3/15/99. THIS CONVEYANCE IS FURTHER MADE SUBJECT TO ALL THOSE CERTAIN RIGHTS CONTAINED IN THAT CERTAIN MUTUAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OF RECORD IN INSTRUMENT NO. 20020111-0004394, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING THE SAME PROPERTY CONVEYED TO PERRION M. GORDON FROM JAMES RANDELL CADLE AND WIFE, TAMMY D. CADLE BY WARRANTY DEED RECORDED ON 1/11/2002 AT

INSTRUMENT NO. 20020111-0004395 IN THE RECORDS OF THE REGISTER OF DEEDS FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENT, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

The street address of the property is believed to be 1021 Hitt Lane, 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 heirs, 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, successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its heirs 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.

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 4th day of September 2008.

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

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Kimberley R. Mankin

Personally appeared before me, ~~Kimberley J. Raymond~~, 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 4th day of September 2008.

Kimberley R. Mankin
NOTARY PUBLIC

KIMBERLEY R. MANKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-25-10

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $94,306.01.

AFFIANT

Subscribed and sworn before me on this 4th day of September 2008.

NOTARY PUBLIC

My Commission Expires: 9-25-10

KIMBERLEY R. MANKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY