This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 081 06 0 408.00
1830 25TH AVENUE NORTH
NASHVILLE, TENNESSEE 37208

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

Davidson County DEEDTRS
Recvd: 09/08/08 08:34 2 pgs
Fees:13.00 Taxes:148.00
20080908-0091405

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on OCTOBER 26, 2001, FMLS, INC., was named Trustee in a Deed of Trust of even date executed by **JOSEPHINE L. ROLSTON, UNMARRIED,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$40,000.00,** principal and interest at **5.0000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20011101-0119340,** 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. 20080829-0088827,** 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: **AUGUST 8, 2008/ AUGUST 15, 2008/ AUGUST 22, 2008** in **DAVIDSON A.M.,** 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 5, 2008, 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,** 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 BANK, P.O. BOX 10063, BIRMINGHAM, AL 35202,** submitted the highest and best bid in the amount of $40,000.00

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. 2 ON THE PLAN OF S.P.A. SUBDIVISION OF RECORD IN BOOK 1424, PAGE 136, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 2 FRONTS 60 FEET ON THE EAST SIDE OF 25TH AVENUE NORTH AND RUNS BACK 210.8 FEET ON THE NORTH LINE AND 211 FEET ON THE SOUTH LINE TO A DEAD LINE ON WHICH IT MEASURES 60 FEET.

BEING THE SAME PROPERTY CONVEYED TO HARRY ROLSTON AND WIFE, JOSEPHINE L. ROLSTON BY DEED DATED AUGUST 28, 1959 OF RECORD IN BOOK 2957 PAGE 495 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID HARRY ROLSTON HAVING SINCE DIED.

THIS IS IMPROVED PROPERTY KNOWN AS 1830 25TH AVENUE NORTH, NASHVILLE, TENNESSEE 37208.

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 **SEPTEMBER 5, 2008.**

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 **SEPTEMBER 5, 2008.**

Dawn M.E. McMahon
Notary Public

My Commission Expires: NOV. 2, 2009

DAWN M.E. McMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 40,000.00

Affiant

Subscribed and sworn to before me, this **5TH day of SEPTEMBER, 2008.**

Dawn M.E. McMahon
Notary Public

My Commission Expires: NOV. 2, 2009

DAWN M.E. McMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

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