Davidson County DEEDTRS
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Fees:18.00 Taxes:473.34
20081024-0106729

This Instrument Prepared By:
Sean C. Kirk, Esq.
MILLER & MARTIN PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Name and Address of New Owner :	**Send Tax Bills To:**	**Tax Map & Parcel No.:**
Regions Bank P. O. Box 11007 Birmingham, AL 35288	Same	Map: 105-16 Parcel: 159

SUBSTITUTE TRUSTEE'S QUITCLAIM DEED

THIS DEED is executed to be effective as of the 23rd day of October 2008 from **Sean C. Kirk** as Grantor, in his capacity as Substitute Trustee, to **Regions Bank** as Grantee.

W I T N E S E T H:

WHEREAS, on December 11, 2003, Belinda G. Holland and husband, Monty E. Holland executed a Deed of Trust (the "Deed of Trust") to the trustee named therein to secure the prompt payment of certain indebtedness held by and owing to Regions Bank, as successor in interest to AmSouth Bank ("Bank"), said indebtedness being more particularly described in the Deed of Trust which is of record in the Register's Office of Davidson County, Tennessee in Instrument No. 20031215-0179251, to which reference is hereby made; and

WHEREAS, default was made in the payment of the aforesaid indebtedness and in the performance of the covenants described in the Deed of Trust, by reason of which the entire balance owing thereunder was declared to be due and payable; and

WHEREAS, pursuant to the terms of the Deed of Trust, Sean C. Kirk was appointed as Substitute Trustee as reflected in that certain Appointment of Substitute Trustee recorded in Instrument No. 20080822-0086484, in the Register's Office of Davidson County, Tennessee.

WHEREAS, I, Sean C. Kirk, by virtue of the power and authority vested in me as Substitute Trustee under the Deed of Trust, at the request of Bank, being the owner and holder of the indebtedness secured thereby, and for the purposes of effecting payment and satisfaction of the indebtedness, including principal, interest, late charges, attorney fees and costs of sale, did on October 23, 2008 commencing at 10:00 A.M. pursuant to advertisement of sale published in the The Tennessean, in its Davidson County AM editions of September 26, October 3 and 10, 2008, offer for sale and sold at public auction to the highest and best bidder for cash at the Metropolitan Courthouse, 1 Public Square, Nashville, Davidson County, Tennessee, in bar of the

equities of redemption, statutory redemption, dower, homestead and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust, the hereinafter described real estate, at which sale the Grantee became the highest and best bidder at and for the sum of One Hundred Twenty Seven Thousand Nine Hundred Thirty and 23/100 Dollars ($127,930.23).

NOW, THEREFORE, I, Sean C. Kirk, Substitute Trustee, exercising the power and authority vested in me, and in bar of the equities of redemption, statutory redemption, dower and homestead, do hereby quitclaim to the Grantee, its successors and assigns, all my interest in the following described real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot Nos. 29 and 30 on the Plan of John R. Canaday's Subdivision of West Lawn, as of record in Book 332, page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 50 feet on the westerly side of Canady Avenue and extends back between parallel lines 160 feet, more or less, to an alley.

Said Lot No. 30 fronts 79.80 feet on the west side of Canady Avenue and runs back 160 feet on the south line and 161.50 feet on the north line, along the south margin of an alley to another alley in the rear on which it measures 106.3 feet.

Being the same property conveyed to Belinda G. Holland and husband, Monty E. Holland, by deed from Ann Woods, unmarried, as shown of record as Instrument No. 200312150179250, Register's Office for Davidson County, Tennessee.

The property address is believed to be: 2125-2129 Canady Avenue, Nashville, TN 37211

The Substitute Trustee does hereby quitclaim unto Grantee all of his right, title and interest in the said property and not further or otherwise and subject to any governmental zoning or subdivision ordinances or regulations in effect thereon and further subject to any unpaid taxes or assessments owing on the property.

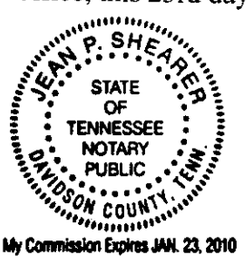
IN WITNESS WHEREOF, I, Sean C. Kirk, Substitute Trustee, have executed this instrument to be effective the date first above written.

Sean C. Kirk
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jean P. Shearer, Notary Public, Sean C. Kirk, Substitute Trustee with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of October 2008.



My Commission Expires JAN. 23, 2010

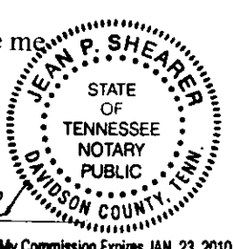
Jean P. Shearer
Notary Public
My Commission Expires: 1-23-2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $127,930.23.

Sean C. Kirk
Sean C. Kirk

Sworn to and subscribed before me this 23rd day of October 2008.



My Commission Expires JAN. 23, 2010

Jean P. Shearer
Notary Public
My Commission Expires: 1-23-2010