This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 059 13 0 097.00
4010 TUCKER ROAD
NASHVILLE, TENNESSEE 37218

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

Davidson County DEEDTRS
Recvd: 01/26/09 13:29 2 pgs
Fees:13.00 Taxes:242.72
20090126-0006661

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on JULY 21, 2006, FMLS, INC., was named Trustee in a Deed of Trust of even date executed by **ETTA J JONES (A/K/A ETTA JEANETTE JONES), UNMARRIED**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$100,000.00**, principal and interest at **5.0000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20060811-0099130,** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20090102-0000037**, in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES**, 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: **JANUARY 2, 2009/ JANUARY 9, 2009/ JANUARY 16, 2009** 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, JANUARY 23, 2009, AT 3:00 P.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, **J. PHILLIP JONES,** 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 $ 105,000.00

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, 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 THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 180 ON THE MAP OF TREPPARD HEIGHTS SUBDIVISION, SECTION I, AS OF RECORD IN BOOK 2663, PAGES 64 AND 65, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 180 FRONTS 80 FEET ON THE EASTERLY SIDE OF TUCKER ROAD AND EXTENDS BACK BETWEEN PARALLEL LINES 249.9 FEET TO A DEAD LINE ON WHICH IT MEASURES 80 FEET.

BEING THE SAME PROPERTY CONVEYED FROM LOUIS JONES TO ETTA JEANETTE JONES A/K/A ETTA J. JONES BY QUIT CLAIM DEED DATED JANUARY 18, 1994 OF RECORD IN BOOK 9226 PAGE 92 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 4010 TUCKER ROAD, NASHVILLE, TENNESSEE 37218.

I, **J. PHILLIP JONES**, 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 **JANUARY 23, 2009.**

J. PHILLIP JONES
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, **J. PHILLIP JONES**, 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 **JANUARY 23, 2009.**

Melissa Biddle
Notary Public

My Commission Expires: 5/2/2011

MELISSA BIDDLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this **23RD day of JANUARY, 2009.**

Melissa Biddle
Notary Public

My Commission Expires: 5/2/2011

MELISSA BIDDLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2, 2011

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