Davidson County DEEDTRS
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Fees:18.00 Taxes:614.53
20090309-0021234

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: 162-16 Parcels: 75 (1) & 45 (2)

SUBSTITUTE TRUSTEE'S QUITCLAIM DEED

THIS DEED is executed to be effective as of the 3rd day of March 2009 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 January 7, 2008, Jeffrey Yates 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 ("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. 20080122-0006157, 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. 20090126-0006824, in the Register's Office of Davidson County, Tennessee.

WHEREAS, Jean P. Shearer, as my agent, 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 March 3, 2009 commencing at 11:10 A.M. pursuant to advertisement of sale published in the The Tennessean – Davidson AM in its editions of February 6, 13 and 20, 2009, offer for sale and sold at public auction to the highest and best bidder for cash at the front door of 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 One Hundred Sixty Six Thousand Ninety and 00/100 Dollars ($166,090.00).

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:

Parcel 1:

Being Lot No. 52-B, on the Plan of Hickory Park Villas, Section 2, Zone Lot Division, Lots 49 through 56, and 58 through 66, of record in Plat Book 6250, page 615, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Jeffrey Yates, by deed from Barry Zeitlin and wife, Linda Zeitlin, of record in Instrument No. 20040902-0106493, Register's Office for Davidson County, Tennessee.

Parcel 2:

Being Lot No. 54-A, on the Plan of Hickory Park Villas, Section 2, Zone Lot Division, Lots 49 through 56, and 58 through 66, of record in Plat Book 6250, page 615, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Jeffrey Yates, by deed from Barry Zeitlin and wife, Linda Zeitlin, of record in Instrument No. 20040902-0106491, Register's Office for Davidson County, Tennessee.

The property address is believed to be: 1407 Bell Trace Drive (Parcel 1) and 1413 Bell Trace Drive (Parcel 2), Antioch, Tennessee 37013.

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 6th day of March, 2009.

TAMMY TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 1-3-11

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 $166,090.

Sean C. Kirk

Sworn to and subscribed before me
this 6th day of March, 2009.

TAMMY TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 1-3-11