This instrument prepared by:
J. PHILLIP JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID# 119 05 0 253.00
2508 FOSTER AVE.
NASHVILLE, TN 37210

NO MORTGAGE
New Owner - Send Tax Bills:
REGIONS BANK
MAIL CODE: ALBH40402B
2050 PARKWAY OFFICE CIRCLE
HOOVER, AL 35244

BILL GARRETT, Davidson County
Trans:T20090038139 DEEDTRS
Recvd: 06/08/09 15:27 2 pgs
Fees:13.00 Taxes:292.30
20090608-0053175

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **MARCH 29, 2005, INFINITY TITLE, LLC,** was named Trustee in a Deed of Trust of even date executed by **HARRISON READUS, JR. AND WIFE, VALLIUAN SMITH A/K/A VALLIUAN LAJEAN SMITH,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$95,000.00,** principal and interest at **5.7500%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20050406-0038050,** 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. 20090421-0036013,** 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: **MAY 1, 2009/ MAY 8, 2009/ MAY 15, 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 MAY 29, 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,** individually or by and through his agent, 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, MAIL CODE ALBH40402B, 2050 PARKWAY OFFICE CIRCLE, HOOVER, AL 35244,** in the amount of **$79,001.00.**

NOW THEREFORE, in consideration of the premises by, 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:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

TRACT I: LOT NO. 176 WHICH FRONTS 50 FEET ON THE EAST SIDE OF FOSTER AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY IN THE REAR AND BEING OF RECORD IN BOOK 658, PAGE 204, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT BEING IN CUMBERLAND NURSERY ADDITION

TRACT II: LAND IN DAVIDSON COUNTY, TENNESSEE, IN THE SIXTH CIVIL DISTRICT, BEING A STRIP OF LAND FRONTING 8 FEET ON THE EASTERLY MARGIN OF FOSTER AVENUE AND RUNNING BACK BETWEEN PARALLEL LINES 50 FEET TO A LINE MEASURING 8 FEET THEREON. SAID LAND IS THE SOUTHERLY 8 FEET FACING FOSTER AVENUE AND LOT 177 ON THE MAP OF RESUBDIVISION OF LOTS NOS. 3, 4, 5 AND 6 CUMBERLAND NURSERIES, AS OF RECORD IN BOOK 332, PAGE 148, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING A PORTION OF LOT NO. 177 ON THE MAP OF THE RESUBDIVISION OF LOTS NOS. 3, 4, 5 AND 6 CUMBERLAND NURSERIES AS OF RECORD IN BOOK 332, PAGE 148, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. COMMENCING AT THE WESTERLY COMMON CORNER OF LOTS NOS. 176 AND 177, THENCE NORTHERLY ALONG THE EASTERLY MARGIN OF FOSTER AVENUE A DISTANCE OF 8 FEET, THENCE WESTERLY ALONG THE COMMON LINE OF LOTS NOS 176 AND 177 A DISTANCE OF 50 FEET TO THE POINT OF ORIGIN.

BEING THE SAME PROPERTY CONVEYED TO VALLIUAN LAJEAN SMITH A/K/A VALLIUAN SMITH FROM HARRISON READUS, JR. BY QUIT CLAIM DEED DATED MAY 30, 2006 OF RECORD IN INSTRUMENT NO. 20060719-0087211 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2508 FOSTER AVE., NASHVILLE, TN 37210.

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 **JUNE 5, 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 **JUNE 5, 2009**.

Notary Public

My Commission Expires: 5/2/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$79,001.00.**

Affiant

Subscribed and sworn to before me, this **5TH day of JUNE, 2009.**

Notary Public

My Commission Expires: 5/2/2011

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