BILL GARRETT, Davidson County
Trans:T20090058340 DEEDQC
Recvd: 08/25/09 15:47 3 pgs
Fees:18.00 Taxes:430.13
20090825-0080140

This Instrument Prepared By:
Sean C. Kirk
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 200 Clinton Avenue Huntsville, AL 35801	Same	Map: 133-15 Parcel: 083.00

SUBSTITUTE TRUSTEE'S QUITCLAIM DEED

THIS DEED is executed to be effective as of the 25th day of August 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 September 18, 2007, Erin Harris 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. 200709200112668, 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. 200904290038767, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, 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, Jean P. Shearer, as agent for Sean C. Kirk, Substitute Trustee, did on August 25, 2009 commencing at 11:00 A.M. pursuant to advertisement of sale published in The Tennessean in its Davidson AM editions of July 31, 2009, August 7, 2009 and August 14, 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, 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 Sixteen Thousand Two Hundred Fifty and 00/100 Dollars ($116,250.00).

NOW, THEREFORE, I, Sean K. 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 the City of Nashville, County of Davidson, State of Tennessee:

> Land located in the Sixth Civil District of Davidson County, Tennessee, and being more particularly described as follows:
>
> Beginning at an iron pin in the northerly right-of-way of Paragon Mills Road, said iron pin being a southeasterly corner of A. L. Westbrook, II property of record in Book 9223, page 320, said Register's Office and being 293.5 feet northeasterly from the easterly right-of-way of Nolensville Road; thence with the easterly boundary of said Westbrook property N 41 deg. 23' 25" W 180.62 feet to a concrete monument in the southerly boundary of Donald K. Holman et ux, property of record in Deed Book 4449, page 325, said Register's Office; thence with said boundary of Holman property N 49 deg. 14' 33" E 160.64 feet to an iron pin in a westerly boundary of Paragon Hills Subdivison of record in Plat Book 300, page 100, said Register's Office; thence with the westerly boundary of a 20 foot alley S 41 deg. 10' 16" E 200.39 feet to a P.K. Spike in the northerly right-of-way of Paragon Mills Road; thence with said road right-of-way of Paragon Mills Road as follows: S 50 deg 57' 00" W 50.00 feet to an iron pin; N 41 deg 10' 16" West 15.01 feet to an iron pin; S 50 deg 57' 00" W 110.00 feet to the point of beginning, containing 0.691 acres, more or less.
>
> Being the same property conveyed to Erin Harris by deed from Lisa N. Henderson of record in Instrument No. 200709200112667, Register's Office for Davidson County, Tennessee.
>
> The property address is believed to be: 536 Paragon Mills Road, Nashville, Tennessee, 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 25th day of August, 2009.

JEAN P. SHEARER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
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 $ 116,250.00 .

Sean C. Kirk
Sean C. Kirk

Sworn to and subscribed before me
this 25th day of August 2009.

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

JEAN P. SHEARER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010