This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 090 16 0 182.00
509 ACHIEVEMENT DRIVE
NASHVILLE, TN 37209

NO MORTGAGE
New Owner - Send Tax Bills:
REGIONS BANK
P.O. BOX 18001
HATTIESBURG, MS 39404

BILL GARRETT, Davidson County
Trans:T20090067957 DEEDTRS
Recvd: 10/06/09 08:31 2 pgs
Fees:13.00 Taxes:310.80
20091006-0092655

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **MARCH 2, 2006**, **EMMETT JAMES HOUSE OR BILL R MCLAUGHLIN** was named Trustee in a Deed of Trust of even date executed by **ALEA DANIELLE ASHBY (A/K/A ALEA DANIELLE MITCHELL), AN UNMARRIED WOMAN**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$86,000.00**, principal and interest at **6.5000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20060308-0026799** 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. 20070307-0057919** 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: **SEPTEMBER 11, 2009/SEPTEMBER 18, 2009/SEPTEMBER 25, 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, OCTOBER 2, 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, SUCCESSOR BY MERGER TO REGIONS MORTGAGE, INC., P.O. BOX 18001, HATTIESBURG, MS 39404**, submitted the highest and best bid in the amount of $ 84,000.00.

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:

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

BEING LOT NO. 515 ON THE PLAN OF CHARLOTTE PARK, SECTION SEVEN, AS OF RECORD IN BOOK 2663, PAGE 122, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 515 FRONTS 65 FEET ON THE WESTERLY SIDE OF ACHIEVEMENT DRIVE AND RUNS BACK 153.7 FEET ON THE NORTHERLY LINE AND 146 FEET ON THE SOUTHERLY LINE TO A DEAD LINE ON WHICH IT MEASURES 92 FEET.

BEING THE SAME PROPERTY CONVEYED TO ETHAN F. MITCHELL AND WIFE, ALEA DANIELLE MITCHELL (A/K/A ALEA DANIELLE ASHBY), BY DEED DATED MAY 18, 2001, OF RECORD IN INSTRUMENT NO. 20010524-0054479, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO, BEING THE SAME PROPERTY CONVEYED FROM ETHAN F. MITCHELL TO ALEA DANIELLE ASHBY (A/K/A ALEA DANIELLE MITCHELL), BY QUITCLAIM DEED DATED MARCH 2, 2006, OF RECORD IN INSTRUMENT NO. 20060308-0026798, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 509 ACHIEVEMENT DRIVE, NASHVILLE, TENNESSEE 37209.

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 **OCTOBER 2, 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 **OCTOBER 2, 2009.**

Notary Public

My Commission Expires: 1/21/2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $84,000.00

Affiant

Subscribed and sworn to before me, this **2ND day of OCTOBER, 2009.**

Notary Public

My Commission Expires: 1/21/2013

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