BILL GARRETT, Davidson County
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20091102-0101127

This Instrument Prepared By:
Wendy Geurin Smith
6000 Poplar Avenue, Suite 250
Memphis, TN 38119
901.761.8111

SUCCESSOR TRUSTEE'S DEED

THIS INDENTURE is made and entered into as of this 16th day of October, 2009, by and between WENDY GEURIN SMITH, Successor Trustee ("Grantor"), and REGIONS BANK, sometimes referred to as ("Purchaser");

WITNESSETH:

WHEREAS, on June 13, 2002, WENDELL L. JOHNSON AND WIFE DONNA M. JOHNSON ("Borrowers"), executed a Deed of Trust ("Deed of Trust") to RICHARD RHODES, as Trustee, for the benefit of REGIONS BANK, ("Lender"), to secure a promissory note ("the Note") payable to the order of Lender, said Note being described in the Deed of Trust, and the Deed of Trust being recorded as Instrument Number 20020621-0075297 and modified in Instrument Number 20080908-0091715 all in the Register's Office, Davidson County, Tennessee;

WHEREAS, REGIONS BANK, owner and holder of the Note and Deed, pursuant to the authority contained in said Deed of Trust, appointed Wendy Geurin Smith as Successor Trustee under said Deed of Trust, said appointment being recorded as Instrument Number 20090515-0044607, in said Register's Office;

WHEREAS, default having occurred in the payment of the debts and the performance of obligations secured to be paid and performed by the Deed of Trust and all of the indebtedness secured thereby having matured at the option of Lender, owner and holder of said indebtedness, by default in payment thereof and by other defaults, and Lender having requested the undersigned to advertise and sell the property conveyed by said Deed of Trust and still subject to the lien thereof, and in accordance with the terms and provisions of the Deed of Trust;

WHEREAS, in accordance with said request, said property was advertised for sale in *The Davidson AM* a newspaper published in Nashville, Davidson County, Tennessee for twenty-one (21) days, by three (3) weekly notices, such notices appearing on September 25, October 2, and October 9, 2009, giving the time, date, terms, place of sale and description of said property;

WHEREAS, at the time, being 12:00 noon, Friday, October 16, 2009, and at the place, being the courthouse, Nashville, Davidson County, Tennessee, as advertised aforesaid, said property was offered for sale at public auction to the highest bidder at the time and under the terms designated in the Notice of Sale and in accordance with all of the terms and requirements of said Deed of Trust, and the aforesaid advertisement for sale, at which sale said property was struck off and sold to Purchaser for the sum of One Hundred Five Thousand Five Hundred Ninety-Six Dollars and Zero Cents ($105,596.00), that being the highest bid, and pursuant thereto this conveyance is now made of said property to Purchaser; and

WHEREAS, Lender, being the owner and holder of said Note for which said property was sold, has complied with the terms of the sale by paying into the hands of the undersigned the expenses of the sale, the balance of said purchase price being credited on the indebtedness secured by the Deed of Trust.

NOW, THEREFORE, in consideration as set forth and the payment by of the amount of money paid, receipt of which is hereby acknowledged, the undersigned, WENDY GEURIN SMITH, as Successor Trustee, does hereby grant, bargain, sell and convey to the said Purchaser, REGIONS BANK, its successors and assigns, in fee simple forever, the above mentioned and below described real property being in the City of Madison, Davidson County, Tennessee to wit:

Being Lot No. 91 on the Plan of Sequoia Valley, Section 2, of record in Book 3700, page 114, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Apache Land, being the common corner of Lots 91 and 92; thence westerly 110.0 feet to a monument; thence along a curve northerly 39.58 to a monument; thence North 27 degrees 50 minutes East 106.1 feet to a point in the easterly margin of Sioux Terrace; thence easterly 127.0 feet to a monument; thence southerly 127.1 feet to the point of beginning.

Being the same property conveyed to Lloyd Johnson and wife, Donna Johnson (a individual interest) and to the Trustees for Dickerson Road Baptist Church (a 1/3 individual interest) by deed of record at Book 5776, Page 909, Register's Office for said county; and being the same property for which the Trustees of Dickerson Road Baptist Church quitclaimed their interest to Lloyd Johnson and wife, Donna Johnson by Quitclaim Deed recorded in Instrument No. 20010629-0069329, Register's Office for said county.

The Real Property or its address is commonly known as **1235 Apache Lane, Madison, Tennessee.** The address is not a part of the legal description and, in the event of a discrepancy, the legal description herein shall control.

Subject to any plat, easements, mineral lease agreements of record, liens, restrictions, covenants, any statutory right of redemption of any governmental agency, state or federal, any other liens or encumbrances as well as any priority created by a fixture filing, any matters of record prior to said Deed of Trust, any matters that an accurate survey of the premises might disclose, and any unpaid City of Madison and Davidson County real estate taxes or assessments.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtances and hereditaments thereunto belonging or in any wise appertaining unto Purchaser, its successors and assigns, in fee simple forever, to whom the said WENDY GEURIN SMITH, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set her hand as of the day and date first above written.

WENDY GEURIN SMITH
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me Carolyn S. Bernard a Notary Public in and for said State and County, Wendy Geurin Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 19th day of October, 2009.

Carolyn S. Bernard
NOTARY PUBLIC

My Commission Expires: Jan. 26, 2010

Carolyn S. Bernard STATE OF TENNESSEE NOTARY PUBLIC Shelby County, Tennessee

PROPERTY ADDRESS: 1235 Apache Lane, Madison
TAX ID: 052-12-0-103.00
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Regions Bank – Special Assets Department
1900 5th Avenue North – 26th Floor
Birmingham, AL 35203

I hereby swear or affirm that, to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $105,596.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 19th day of October, 2009.

Carolyn S. Bernard
NOTARY PUBLIC

My Commission Expires:
Jan. 26, 2010

Carolyn S. Bernard STATE OF TENNESSEE NOTARY PUBLIC Shelby County, Tennessee