This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID# 034 07 0 016.00
324 SHEPHERD HILLS DRIVE
MADISON, TN 37115

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

BILL GARRETT, Davidson County
Trans:T20090079610 DEEDTRS
Recvd: 11/23/09 14:59 2 pgs
Fees:13.00 Taxes:290.37
20091123-0107675

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **DECEMBER 3, 1998**, **DANIEL R. HAWKINS** was named Trustee in a Deed of Trust of even date executed by **BRANDON W. SMITHSON AND WIFE, JOANNIE F. SMITHSON**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$83,000.00**, principal and interest at **4.5000%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 11242, PAGE 417** 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. 20091106-0102978** 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: **OCTOBER 30, 2009/ NOVEMBER 6, 2009/ NOVEMBER 13, 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 NOVEMBER 20, 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 UNION PLANTERS BANK, N.A. SUCCESSOR BY MERGER WITH UNION PLANTERS MORTGAGE, INC., P.O. BOX 18001, HATTIESBURG, MS 39404**, submitted the highest and best bid in the amount of $ 78,477.88 .

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:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY MARGIN OF SHEPHERD HILLS DR., THENCE SOUTH 56 DEG. 05' EAST 125 FEET FROM THE NORTHEAST CORNER OF LOT NO. 8 OF THE PLAN OF SHEPHERD HILLS, SECTION 2, AS OF RECORD IN BOOK 2900, PAGE 12, R.O.D.C., TN; THENCE WITH THE SOUTHWESTERLY MARGIN OF SAID DRIVE, SOUTH 56 DEG. 05' EAST 125 FEET; THENCE SOUTH 33 DEG. 55' WEST 186 FEET; THENCE NORTH 62 DEG. 46' WEST 83 FEET; THENCE NORTH 77 DEG. 40' WEST 47.3 FEET; THENCE NORTH 33 DEG. 55' EAST 213.7 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BRANDON W. SMITHSON BY DEED DATED DECEMBER 3, 1998 OF RECORD IN BOOK 11242, PAGE 414, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 324 SHEPHERD HILLS DRIVE, MADISON, TN 37115.

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 **NOVEMBER 20, 2009.**

Jones, Substitute Trustee

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 **NOVEMBER 20, 2009.**

Elizabeth P. Guye
Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 78,477.88

Affiant

Subscribed and sworn to before me, this **20TH day of NOVEMBER, 2009.**

Elizabeth P. Guye
Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

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