BILL GARRETT, Davidson County
Trans:T20090084999 DEEDTRS
Recvd: 12/17/09 11:20 4 pgs
Fees:23.00 Taxes:92.96
20091217-0114898

This instrument prepared by:
Prochaska Thompson Quinn & Ferraro, P.C. (VAF)
401 Church Street, Suite 2600
Nashville, TN 37219

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Regions Bank OREO Operations – ALBH21901 B 1901 6th Avenue North, 19th Floor Birmingham, AL 35203	SAME	155 09 0A 007.00

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of December 9, 2009, by and between Victoria A. Ferraro, Successor Trustee (hereinafter referred to as "Successor Trustee"), and Regions Bank.

WHEREAS by Deed of Trust dated June 23, 2006, of record at Instrument Number 20060703-0079596, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Debtor, Wahidi Construction, LLC conveyed to G. Kent Cleaver, as Trustee, the hereinafter described real estate, to secure payment to Regions Bank of a promissory note dated June 23, 2006 (the "Note"); and

WHEREAS, the lawful holder of the Note, Regions Bank appointed Victoria A. Ferraro to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record at Instrument Number 20090925-0089490, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default and notice of such default was properly given; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in the *Davidson AM* that the property would be sold at 10:00 a.m. on October 23, 2009, such advertisement appearing in said paper on October 2, 2009; October 9, 2009; and October 16, 2009, and sent a copy of such notice to Debtor and following such notice the default was not cured; and the sale having been continued to and held on December 4, 2009 at 10:00 a.m.

WHEREAS, the Successor Trustee at the time, place and date specified in said notices caused the property and all improvements, fixtures, and structures thereon to be offered for sale, and after opening the floor for competitive bids, sold said Property to Regions Bank at the price of $25,125.00 this being the highest, last and best bid;

NOW, THEREFORE, I, Victoria A. Ferraro, Successor Trustee as aforesaid, in consideration of the premises and the sum of $25,125.00, by these presents do transfer to Regions Bank, its successors and assigns, all of my right, title and interest, as Successor Trustee, in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, To Wit:

> Land in Davidson County, Tennessee, being Lot(s) 7 as shown on the map entitled The Woods of West Meade, a Planned Unit Development, of record as Instrument No. 20031027-0157620, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Wahidi Construction, a Tennessee Limited Liability Company, by deed from Old Hickory Real Estate Partners, a Tennessee General Partnership, of record as Instrument No. 20060703-0079595, dated June 23, 2006, said Register's Office.
>
> Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument.

Property address: 758 Saussy Place
Nashville, TN

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, and exemption rights, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to such liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

Victoria D Ferraro
VICTORIA A. FERRARO
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jessica Rigsby, a Notary Public of said County and State, VICTORIA A. FERRARO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Successor Trustee, and that she as such Successor Trustee being authorized to do so executed the within instrument for the purposes contained therein by signing her name as Successor Trustee.

Witness my hand at office, this 9th day of December, 2009.

Jessica Rigsby
Notary Public

JESSICA RIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 4-16-2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,125.00.

Victoria D Ferrara
Affiant

Sworn to and Subscribed
before me this the 9th
day of December, 2009.

Jessica Rigsby
Notary Public

JESSICA RIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY