BILL GARRETT, Davidson County
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Fees:18.00 Taxes:97.91
20100212-0010973

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 5th day of February, 2010, by and between WENDY GEURIN SMITH, Successor Trustee ("Grantor"), and, REGIONS BANK, sometimes referred to as ("Purchaser");

WITNESSETH:

WHEREAS, on April 26, 2006, TERRANCE BROWN AND KARLA BROWN ("Borrowers"), executed a Deed of Trust ("Deed of Trust") to FMLS, INC., as Trustee, for the benefit of AMSOUTH 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 20060515-0056417 and re-recorded in Instrument Number 20060609-0068528 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 20091120-0107044, 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 January 15, January 22, and January 29, 2010, giving the time, date, terms, place of sale and description of said property;

WHEREAS, at the time, being 12:00 noon, on Friday, February 5, 2010, 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 Twenty-Six Thousand Four Hundred Sixty-One Dollars and Zero Cents ($26,461.00), 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 Nashville, Davidson County, Tennessee to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING part of Lot No. 16 on Map of the Nichol Property as of record in Book 31, Page No. 603, Register's Office for Davidson County, Tennessee and a 20 foot strip of ground in the rear of said lot the entire tract being more fully described as follows:

Beginning in the center line of the 24th Avenue North, the northwest corner to Wesley Hyde property formerly owned by L.O. Moore; thence with Moore's west line north 50 feet, thence west 170 feet to the center line of 24th Avenue North; thence south along the center line of said avenue 60 feet to the beginning.

Being the same property conveyed to Terrance Brown, by Quitclaim Deed, from Marjorie Tansil, dated April 21, 2003, of record in Instrument No. 200304290057149, Register's Office for Davidson County, Tennessee.

Tax Map Reference: 08106035300

The Real Property or its address is commonly known as **2014 24th Avenue North, Nashville, TN 37208.** 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 (including but not limited to that plat of record in Plat Book 31, Page 603 in the Register's Office of Davidson County, Tennessee), 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 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 9th day of February, 2010.

Carolyn S. Bernard
NOTARY PUBLIC

My Commission Expires:

Dec. 16, 2013

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

PROPERTY ADDRESS: 2014 24th Avenue North, Nashville, TN 37208
TAX ID: 81-06-353.00
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Regions Bank
OREO Operations – ALBH21901B
1901 6th Avenue North – 19th 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 $26,461.00, 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 9th day of February, 2010.

Carolyn S. Bernard
NOTARY PUBLIC

My Commission Expires:

Dec. 16, 2013

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