BILL GARRETT, Davidson County
Trans:T20100016333 DEEDTRS
Recvd: 03/19/10 15:16 4 pgs
Fees:23.00 Taxes:1787.10
20100319-0020922

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

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Regions Bank Asset Management – Mail Code: ALBH10902B 1900 5th Avenue North, RC-9th Floor Birmingham, AL 35203	SAME	163 02 0B 007.00 163 02 0B 012.00 163 02 0B 047.00

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of March 5, 2010, by and between Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee"), and Regions Bank.

WHEREAS by Deed of Trust dated April 20, 2005, of record at Instrument Number 20050422-0045023, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Southern Home Builders, LLC conveyed to G. Kent Cleaver, as Trustee, the hereinafter described real estate, to secure payment to Regions Bank of a promissory note dated April 20, 2005 (the "Note"); and

WHEREAS, the lawful holder of the Note, Regions Bank appointed Joseph R. Prochaska to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record at Instrument Number 20090727-0070359, 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 2:00 p.m. on March 5, 2010, at the offices of Prochaska Thompson Quinn & Ferraro, P.C., 401 Church Street, Suite 2600, Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on February 12, 2010; February 19, 2010 and February 26, 2010, and sent a copy of such notice to Debtor and following such notice the default was not cured; and

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 $483,000.00 this being the highest, last and best bid;

NOW, THEREFORE, I, Joseph R. Prochaska, Successor Trustee as aforesaid, in consideration of the premises and the sum of $483,000.00, 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 all of Lot Nos. 7, 12 and 86, on the Final Plat, Berkeley Hall, Phase Five – Section One of Hickory Highlands P.U.D., as shown by plat appearing of record in Instrument No. 20050125-0008851, as corrected by a Surveyor's Certificate of Correction of record in Instrument no. 20050223-0019584, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.
>
> Being a part of the same property conveyed to Southern Home Builders, LLC, a Tennessee Limited Liability Company, from Latting Road Partners, LLC, a

Tennessee Limited Liability Company by Warranty Deed dated April 20, 2005, of record in Instrument No. 20050422-0045022, said Register's Office.

Property Address: 124 Took Drive, Antioch, Tennessee
144 Took Drive, Antioch, Tennessee
113 Took Drive, Antioch, Tennessee

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.

JOSEPH R. PROCHASKA
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand at office, this 5th day of March, 2010

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 $483,000.00.

Affiant

JESSICA RIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
4-16-2011

Sworn to and Subscribed
before me this the 5th
day of March, 2010.

Jessica Rigsby
Notary Public