**This Instrument Prepared By:**
**Sean C. Kirk**
**MILLER & MARTIN PLLC**
**1200 One Nashville Place**
**150 4th Avenue North**
**Nashville, TN 37219**

BILL GARRETT, Davidson County
Trans:T20100024900 DEEDTRS
Recvd: 04/27/10 08:57 3 pgs
Fees:18.00 Taxes:1258.12
20100427-0031682

**Name and Address of New Owner:**

Regions Bank
Asset Management –
Mail Code: ALBH10902B
1900 5th Avenue North, RC-9th Floor
Birmingham, AL 35203

**Send Tax Bills To:**

Same

**Tax Map & Parcel No.:**

Map: 83-09
Parcel: 45.00

## SUBSTITUTE TRUSTEE'S QUITCLAIM DEED

**THIS DEED** is executed to be effective as of the 22nd day of April, 2010 from **Sean C. Kirk,** as Grantor, in his capacity as Substitute Trustee, to **Regions Bank** as Grantee.

**W I T N E S E T H:**

**WHEREAS**, on August 22, 2008, Robert Hoff and Karen Hoff, husband and wife, executed a Deed of Trust (the "Deed of Trust") to the trustee named therein to secure the prompt payment of certain indebtedness held by and owing to Regions Bank, ("Bank"), said indebtedness being more particularly described in the Deed of Trust which is of record in the Register's Office of Davidson County, Tennessee in Instrument No. 200809080091820, as corrected by Affidavit of Scrivener's Error Executed Pursuant to T.C.A. 66-24-101(A)(26) in Instrument No. 200811120112003, to which reference is hereby made; and

**WHEREAS**, default was made in the payment of the aforesaid indebtedness and in the performance of the covenants described in the Deed of Trust, by reason of which the entire balance owing thereunder was declared to be due and payable; and

**WHEREAS**, pursuant to the terms of the Deed of Trust, Sean C. Kirk was appointed as Substitute Trustee as reflected in that certain Appointment of Substitute Trustee recorded in Instrument No. 201003220021205, in the Register's Office of Davidson County, Tennessee; and

**WHEREAS**, by virtue of the power and authority vested in me as Substitute Trustee under the Deed of Trust, at the request of Bank, being the owner and holder of the indebtedness secured thereby, and for the purposes of effecting payment and satisfaction of the indebtedness, including principal, interest, late charges, attorney fees and costs of sale, Sean C. Kirk, Substitute Trustee, did on April 22, 2010 commencing at 10:00 A.M. pursuant to

advertisement of sale published in The Tennessean in its Davidson AM editions of March 26, 2010, April 2, 2010 and April 9, 2010, offer for sale and sold at public auction to the highest and best bidder for cash at the front door of the Metropolitan Courthouse, Nashville, Davidson County, Tennessee, in bar of the equities of redemption, statutory redemption, dower, homestead and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust, the hereinafter described real estate, at which sale the Grantee became the highest and best bidder at and for the sum of Three Hundred Forty Thousand Thirty Two and 00/100 Dollars ($340,032.00).

**NOW, THEREFORE**, I, Sean K. Kirk, Substitute Trustee, exercising the power and authority vested in me, and in bar of the equities of redemption, statutory redemption, dower and homestead, do hereby quitclaim to the Grantee, its successors and assigns, all my interest in the following described real estate located in the City of Nashville, County of Davidson, State of Tennessee:

> Being the easterly 5 feet of Lot No. 14 and the westerly 45 feet of Lot No. 15 on the plan of Bellview in East Nashville of record in Book 332, page 109, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Said parts of said Lots No. 14 and 15 front together 50 feet on the northerly side of Gartland Avenue and runs back between parallel lines 160 feet to an alley.
>
> Being the same property conveyed to Robert Hoff and wife, Karen Hoff by deed from Community Options, Inc. dated 12/22/2004 of record in Instrument No. 20050113-0004992, Register's Office for Davidson County, Tennessee.
>
> The property address is believed to be: 1107 Gartland Avenue, Nashville, TN 37206.

The Substitute Trustee does hereby quitclaim unto Grantee all of his right, title and interest in the said property and not further or otherwise and subject to any governmental zoning or subdivision ordinances or regulations in effect thereon and further subject to any unpaid taxes or assessments owing on the property.

**IN WITNESS WHEREOF**, I, Sean C. Kirk, Substitute Trustee, have executed this instrument to be effective the date first above written.

Sean C. Kirk
Substitute Trustee

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

Personally appeared before me, Tammy Turner, Notary Public, Sean C. Kirk, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 22nd day of April, 2010.

TAMMY TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Tammy Turner
Notary Public
My Commission Expires: 1-3-11

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $340,032.00.

Sean C. Kirk

Sworn to and subscribed before me
this 22nd day of April, 2010.

TAMMY TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Tammy Turner
Notary Public
My Commission Expires: 1-3-11