This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 162 02 0 181.00
5045 COLEMONT DRIVE
ANTIOCH, TN 37013

NO MORTGAGE
New Owner - Send Tax Bills:
REGIONS BANK
P.O. BOX 10063
BIRMINGHAM, AL 35202

BILL GARRETT, Davidson County
Trans:T20100028350 DEEDTRS
Recvd: 05/11/10 14:41 2 pgs
Fees:13.00 Taxes:595.63
20100511-0036271

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on MARCH 26, 2001, FMLS, INC. was named Trustee in a Deed of Trust of even date executed by **DONALD D. UNDERWOOD, UNMARRIED**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$66,400.00**, principal and interest at **3.2500%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20010406-0033803, AS MODIFIED IN INSTRUMENT NO. 20051128-0143103** 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. 20100420-0029591** 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: **APRIL 9, 2010/APRIL 16, 2010/APRIL 23, 2010** in **THE 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, APRIL 30, 2010 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,** 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 AMSOUTH BANK, P.O. BOX 10063, BIRMINGHAM, AL 35202,** submitted the highest and best bid in the amount of **$107,981.49**

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 DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 206 ON THE PLAN OF COLEWOOD ACRES SECTION THREE OF RECORD IN PLAT BOOK 4175 PAGE 45 REGISTER'S OFFICE FOR SAID COUNTY TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DONALD D. UNDERWOOD AND WIFE, SARA R. UNDERWOOD, BY DEED DATED MARCH 17, 1995, OF RECORD IN BOOK 9623, PAGE 642, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO, BEING THE SAME PROPERTY CONVEYED FROM SARA R. UNDERWOOD TO DONALD D. UNDERWOOD, BY QUITCLAIM DEED DATED SEPTEMBER 12, 2000, OF RECORD IN INSTRUMENT NO. 20000914-0091657, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO THE FIRST DEED OF TRUST, OF RECORD IN BOOK 11440, PAGE 677, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO THE SECOND DEED OF TRUST, OF RECORD IN BOOK 11440, PAGE 685, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 5045 COLEMONT DRIVE, ANTIOCH, TENNESSEE 37013.

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 **APRIL 30, 2010.**

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 **APRIL 30, 2010.**

Notary Public

JOYCE FULTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 4, 2013

My Commission Expires: 3-4-13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $100,981.49
***THIS AMOUNT INCLUDES CONSIDERATION FOR THE FIRST MORTGAGE, WHICH THIS HAS BEEN TAKEN SUBJECT TO.**

Affiant

Subscribed and sworn to before me, this **30TH day of APRIL, 2010.**

Notary Public

JOYCE FULTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 4, 2013

My Commission Expires: 3-4-13

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