This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID 118 14 0 161.00
3900 CRESTRIDGE DRIVE
NASHVILLE, TN 37204

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

BILL GARRETT, Davidson County
Trans:T20100036431 DEEDTRS
Recvd: 06/16/10 08:32 2 pgs
Fees:13.00 Taxes:2231.10
20100616-0046602

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on MAY 29, 2008, FMLS, INC., was named Trustee in a Deed of Trust of even date executed by **ROBBIE CALVO (A/K/A ROBERT P. CALVO), UNMARRIED,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$635,000.00,** principal and interest at **2.25000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20080612-0060497** 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. 20100526-0040413,** 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: **MAY 21, 2010/ MAY 28, 2010/ JUNE 4, 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, JUNE 11, 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 $103,000.00

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:

BEING LOT NO. 1 ON THE MAP OF BROOKHAVEN ESTATES, AS OF RECORD IN BOOK 1835, PAGES 49, 50 AND 51, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF CRESTRIDGE DRIVE AT THE CORNER OF LOTS 1 AND 2; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHEASTERLY 254.85 FEET TO A POINT IN THE CENTER LINE OF BROWN'S CREEK; THENCE WITH THE CENTER LINE OF SAID CREEK AS FOLLOWS: NORTH 0 DEGREES 30 MINUTES WEST 57.6 FEET; NORTH 57 DEGREES 25 MINUTES EAST 100.47 FEET; NORTH 2 DEGREES 37 MINUTES WEST 79.55 FEET; NORTH 35 DEGREES 15 MINUTES EAST 78.26 FEET; NORTH 32 DEGREES 44 MINUTES WEST 80.1 FEET; NORTH 18 DEGREES 05 MINUTES EAST 65.77 FEET TO THE SOUTH MARGIN OF CALDWELL LANE; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 307.3 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE SOUTHWESTERLY 39.27 FEET TO THE EASTERLY MARGIN OF CRESTRIDGE DRIVE; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY AND SOUTHWESTERLY AROUND A CURVE, 240.84 FEET TO THE POINT OF BEGINNING.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, ZONING AND PLANNING ORDINANCES, AND HEALTH DEPARTMENT REGULATIONS THAT MAY AFFECT THE PREMISES, INCLUDING BUT NOT LIMITED TO THE RESTRICTIONS, LIMITATIONS AND EASEMENTS SET OUT IN INSTRUMENTS OF RECORD AS FOLLOWS: BOOK 1578, PAGE 276, BOOK 1786, PAGE 501, BOOK 1969, PAGE 609, BOOK 1835, PAGES 49, 50 AND 51; A DRAINAGE EASEMENT IN BOOK 6417, PAGE 994; A 37 ½ FOOT SET BACK LINE FROM CALDWELL LANE; A 75 FOOT SET BACK LINE FROM CRESTRIDGE DRIVE; A 20 FOOT PUBLIC UTILITY EASEMENT ALONG THE ENTIRE EASTERLY REAR LINE OF THE SAID PROPERTY AS APPEARS OF RECORD IN BOOK 1835, PAGES 49, 50, AND 51; A 20 FOOT PERMANENT UTILITY EASEMENT AND A 10 FOOT TEMPORARY CONSTRUCTION EASEMENT IN BOOK 6335, PAGE 809, ALL OF RECORD IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; AND, AN EASEMENT FOR THE FLOW OF BROWN'S CREEK.

BEING THE SAME PROPERTY CONVEYED TO ROBERT P. CALVO (A/K/A ROBBIE CALVO), HIS HEIRS AND ASSIGNS BY SPECIAL WARRANTY DEED DATED MARCH 26, 2007 OF RECORD IN INSTRUMENT NO. 20070410-004277 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 3900 CRESTRIDGE DRIVE, NASHVILLE, TENNESSEE 37204.

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 **JUNE 11, 2010.**

J. Phillip Jones, Substitute Trustee

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 **JUNE 11, 2010.**

Elizabeth P. Guye

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $603,000.00

Affiant

Subscribed and sworn to before me, this **11TH day of JUNE, 2010.**

Elizabeth P. Guye

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

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