This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 161 02 0 047.00
5002 META DRIVE
NASHVILLE, TN 37211
A/K/A
487 WESTCREST DRIVE
NASHVILLE, TN 37211 (PER ASSESSOR)

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

BILL GARRETT, Davidson County
Trans:T20100037399 DEEDTRS
Recvd: 06/21/10 08:51 2 pgs
Fees:13.00 Taxes:217.68
20100621-0047911

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **NOVEMBER 1, 2006, FMLS, INC.** was named Trustee in a Deed of Trust of even date executed by **LILLIAN E. PICKETT (A/K/A LILLIAN BARNES PICKETT),** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$88,200.00,** principal and interest at **3.2500%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20061227-0159476** 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. 20100520-0038949** 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 14, 2010/ MAY 21, 2010/ MAY 28, 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 AS SUCCESSOR BY MERGER TO AMSOUTH BANK, P.O. BOX 10063, BIRMINGHAM, AL 35202,** submitted the highest and best bid in the amount of **$** 38,831.42

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:

THE FOLLOWING REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 61 ON THE PLAN OF MCMURRAY HILLS, AS OF RECORD IN BOOK 3700, PAGE 5, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY MARGIN OF WEST CREST DRIVE AT THE CORNER OF LOTS NOS. 60 AND 61; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHWESTERLY 100 FEET TO A CORNER OF LOT NO. 62; THENCE WITH THE LINE BETWEEN LOTS NOS. 61 AND 62, NORTHWESTERLY 145 FEET TO A POINT IN THE SOUTHEASTERLY MARGIN OF META DRIVE; THENCE WITH THE MARGIN OF THE SAME, NORTHEASTERLY 75 FEET TO A POINT AT THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, NORTHEASTERLY 39.3 FEET TO A POINT IN THE SOUTHWESTERLY MARGIN OF WESTCREST DRIVE; THENCE WITH THE MARGIN OF THE SAME, SOUTHEASTERLY 120 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ARTHUR B. PICKETT AND WIFE, LILLIAN BARNES PICKETT (A/K/A LILLIAN E. PICKETT), BY DEED DATED MAY 3, 1968, OF RECORD IN BOOK 4233, PAGE 579, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ARTHUR B. PICKETT HAVING PREDECEASED LILLIAN E. PICKETT (A/K/A LILLIAN BARNES PICKETT); SAID LILLIAN E. PICKETT (A/K/A LILLIAN BARNES PICKETT) HAVING DIED ON OR ABOUT AUGUST 4, 2008.

ALSO BEING THE SAME PROPERTY CONVEYED TO KREG MONTGOMERY PICKETT (A/K/A KREG PICKETT), KELLY MICHAEL PICKETT (A/K/A KELLY PICKETT), AND KEVIN MARK PICKETT (A/K/A KEVIN PICKETT) BY TERMS OF THE LAST WILL AND TESTAMENT OF LILLIAN E. PICKETT (A/K/A LILLIAN BARNES PICKETT), HER ESTATE HAVING BEEN ADMITTED TO PROBATE IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, DOCKET NO. 08P1334 ON AUGUST 21, 2008.

FURTHER KEVIN PICKETT (A/K/A KEVIN MONTGOMERY PICKETT) HAVING CONVEYED HIS ONE-THIRD UNDIVIDED INTEREST AS FOLLOWS: ONE-SIXTH TO KELLY PICKETT (A/K/A KELLY MICHAEL PICKETT) AND ONE-SIXTH TO KREG PICKETT (A/K/A KREG MONTGOMERY PICKETT), THEIR SUCCESSORS AND ASSIGNS, BY QUITCLAIM DEED DATED JULY 21, 2009, OF RECORD IN INSTRUMENT NO. 20090721-0068271, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO FIRST DEED OF TRUST OF RECORD IN BOOK 7166, PAGE 489 AS MODIFIED IN INSTRUMENT NO. 20020418-0047967, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 5002 META DRIVE, NASHVILLE, TENNESSEE 37211 (A/K/A 487 WESTCREST DRIVE, NASHVILLE, TENNESSEE 37211 PER ASSESSORS OFFICE).

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

Elizabeth P. Guye STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: 1/21/2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 58,831.42
***THIS AMOUNT INCLUDES CONSIDERATION FOR THE FIRST MORTGAGE, WHICH THIS HAS BEEN TAKEN SUBJECT TO.**

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