BILL GARRETT, Davidson County
Trans:T20100039596 DEEDTRS
Recvd: 06/29/10 13:13 4 pgs
Fees:23.00 Taxes:578.75
20100629-0050743

This instrument prepared by:
Prochaska Thompson Quinn
& Ferraro, P.C. (EHB)
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, 9th Floor Birmingham, AL 35203	SAME	117 15 0G 008.00

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of June 11, 2010, by and between Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee"), and Regions Bank.

WHEREAS by Deed of Trust dated September 27, 2007, of record at Instrument Number 20071001-0116377, Register's Office for Davidson County, Tennessee as thereafter amended from time to time, (the "Deed of Trust"), Charles E. Atkinson, Jr. conveyed to Danny Hester, as Trustee, the hereinafter described real estate, to secure payment to Regions Bank of a promissory note dated September 27, 2007 (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 20100428-0032420, 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 Tennessean* that the property would be sold at 10:00 a.m. on June 11, 2010, at the main door of the Courthouse, 1 Public Square, Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on May 21, 2010; May 28, 2010 and June 4, 2010, and sent a copy of such notice to borrower and following such notice the default was not cured; and

WHEREAS, the Successor Trustee or his agent, 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 $156,418.00 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 $156,418.00, 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, TN, BEING Lot No. 8 on the Plan of The Glen Echo, of record in Instrument No. 20070202-0014104, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.
>
> Being part of the same property conveyed to Charles E. Atkinson, Jr., married, by deed of record in Instrument No. 20071001-0116376, Register's Office for Davidson County, TN.

Being part of the same property conveyed to Charles E. Atkinson, Jr., married, by deed of record in Instrument No. 20071001-0116376, Register's Office for Davidson County, TN.

Property Address: 401 Glen West Drive, Nashville, TN

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 11th day of June, 2010.

Jessica Rigsby
Notary Public

My commission expires: 4-16-2011

JESSICA RIGSBY
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 $156,418.00.

Affiant

Sworn to and Subscribed
before me this the 11th
day of June, 2010.

Notary Public 4-16-2011

JESSICA RIGSBY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY