BILL GARRETT, Davidson County
Trans:T20100041379 DEEDTRS
Recvd: 07/06/10 15:17 3 pgs
Fees:18.00 Taxes:748.27
20100706-0052926

This Instrument Prepared By:
Wendy Geurin Smith
6000 Poplar Avenue, Suite 250
Memphis, TN 38119
901.761.8111

SUCCESSOR TRUSTEE'S DEED

THIS INDENTURE is made and entered into as of this 30th day of April, 2010, by and between WENDY GEURIN SMITH, Successor Trustee ("Grantor"), and, REGIONS BANK, sometimes referred to as ("Purchaser");

WITNESSETH:

WHEREAS, on July 6, 2005, LISA MARIE VASKE AND HUSBAND, BRIAN VASKE, AS JOINT TENANTS WITH RIGHTS OF SURVIORSHIP ("Borrowers"), executed a Deed of Trust ("Deed of Trust") to FMLS, INC, as Trustee, for the benefit of REGIONS BANK, ("Lender"), to secure a promissory note ("the Note") payable to the order of Lender, said Note being described in the Deed of Trust, and the Deed of Trust being recorded at Instrument Number Book 20050720-0084176 in the Register's Office, Davidson County, Tennessee;

WHEREAS, REGIONS BANK SUCCESSOR BY MERGER TO THE INTEREST OF AMSOUTH BANK, owner and holder of the Note and Deed, pursuant to the authority contained in said Deed of Trust, appointed Wendy Geurin Smith as Successor Trustee under said Deed of Trust, said appointment being recorded at Instrument Number Book 20090807-0074689, in said Register's Office;

WHEREAS, default having occurred in the payment of the debts and the performance of obligations secured to be paid and performed by the Deed of Trust and all of the indebtedness secured thereby having matured at the option of Lender, owner and holder of said indebtedness, by default in payment thereof and by other defaults, and Lender having requested the undersigned to advertise and sell the property conveyed by said Deed of Trust and still subject to the lien thereof, and in accordance with the terms and provisions of the Deed of Trust;

WHEREAS, in accordance with said request, said property was advertised for sale in *The Davidson AM*, a newspaper published in Nashville, Davidson County, Tennessee for twenty-one (21) days, by three (3) weekly notices, such notices appearing on April 9, 2010; April 16, 2010; and April 23, 2010, giving the time, date, terms, place of sale and description of said property;

WHEREAS, at the time, being 10:00 a.m., on Friday, April 30, 2010, and at the place, being the courthouse, Nashville, Davidson County, Tennessee, as advertised aforesaid, said property was offered for sale at public auction to the highest bidder at the time and under the terms designated in the Notice of Sale and in accordance with all of the terms and requirements of said Deed of Trust, and the aforesaid advertisement for sale, at which sale said property was struck off and sold to Purchaser for the sum of Two Hundred Two Thousand Two Hundred Thirty Six Dollars and Zero Cents ($202,236.00), that being the highest bid, and pursuant thereto this conveyance is now made of said property to Purchaser; and

WHEREAS, Lender, being the owner and holder of said Note for which said property was sold, has complied with the terms of the sale by paying into the hands of the undersigned the expenses of the sale, the balance of said purchase price being credited on the indebtedness secured by the Deed of Trust.

NOW, THEREFORE, in consideration as set forth and the payment by of the amount of money paid, receipt of which is hereby acknowledged, the undersigned, WENDY GEURIN SMITH, as Successor Trustee, does hereby grant, bargain, sell and convey to the said Purchaser, REGIONS, its successors and assigns, in fee simple forever, the above mentioned and below described real property being in the city of Madison, Davidson County, Tennessee to wit:

Land situated in Davidson, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, BEING LOT NO. 4, ON THE MAP OF S LOELLEIN'S UNRECORDED PLAN OF LOTS DESCRIBED ACCORDING TO A SURVEY THEREOF MADE BY CANTRELL, CONNELL & MORRISON ENGINEERS, AUGUST 19, 1955, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF CUDE LANE AT THE CORNER OF LOTS 3 & 4; THENCE WITH THE LINE BETWEEN SAID LOTS N 44 DEG 21'E, 209.4 FEET TO A POINT IN THE LINE OF LOT 4, SHEPHERD HILLS SUBDIVISION, SECTION 1; THENCE ALONG THE LINE OF SAID SUBDIVISION S, 46 DEG 01'E, 100.1 FEET TO THE CORNER OF LOT 5; THENCE WITH THE LINE BETWEEN LOTS 4 & 5, S 44 DEG 21'W, 210 FEET TO THE MARGIN OF CUDE LANE; THENCE WITH THE MARGIN OF THE SAME, S 45 DEG 39'W, 100 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LISA MAIRE VASKE AND HUSBAND, BRIAN VASKE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, BY DEED FROM TONY W SHEETS AND WIFE, DEBBIE SHEETS, DATED 08/24/2004, OF RECORD IN INSTRUMENT NO. 200409010105963, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

The Real Property or its address is commonly known as **109 Cude Lane, Madison, Tennessee.** The address is not a part of the legal description and, in the event of a discrepancy, the legal description herein shall control.

Subject to any plat, easements, mineral lease agreements of record, liens, restrictions, covenants, any statutory right of redemption of any governmental agency, state or federal, any other liens or encumbrances as well as any priority created by a fixture filing, any matters of record prior to said Deed of Trust, any matters that an accurate survey of the premises might disclose, and any unpaid City of Madison and Davidson County real estate taxes or assessments.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtances and hereditaments thereunto belonging or in any wise appertaining unto Purchaser, its successors and assigns, in fee simple forever, to whom the said WENDY GEURIN SMITH, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set her hand as of the day and date first above written.

WENDY GEURIN SMITH
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me Carolyn S. Bernard a Notary Public in and for said State and County, Wendy Geurin Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30th day of April, 2010.

NOTARY PUBLIC

My Commission Expires: **Dec. 16, 2013**

Carolyn S. Bernard
STATE OF TENNESSEE NOTARY PUBLIC
Shelby County, Tennessee

PROPERTY ADDRESS: 109 Cude Lane, Madison, Tennessee
TAX ID: 34-2-43
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Regions Bank
Asset Management – ALBH10902B
1900 5th Avenue North, RC-9th Floor
Birmingham, AL 35203

I hereby swear or affirm that, to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $202,230.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 30th day of April, 2010.

NOTARY PUBLIC

My Commission Expires:
Dec. 16, 2013