BILL GARRETT, Davidson County
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20100726-0058260

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
Fax: 901-761-5690

Name: Golden Glen Adkins III, and Stephanie Adkins
S & K#: 10-005026

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 9, 2007, recorded in Instrument Number 20070213-0018188 in the Register's Office of Davidson County, Tennessee, Golden Glen Adkins, III, and Stephanie Adkins, husband and wife, conveyed to Emmett James House or Bill R. McLaughlin, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20100610-0045195, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on July 1, 2010, at the Davidson County Courthouse in Nashville, Tennessee, at 1:00PM; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Regions Bank d/b/a Regions Mortgage, whose address is Regions Mortgage, 7130 Goodlett Farms Parkway, A4W, Cordova, Tennessee 38016 at and for the sum of $150,648.08, that being the highest and best bid offered; and,

WHEREAS, the said Regions Bank d/b/a Regions Mortgage has assigned its interests in the said property to Federal National Mortgage Association, its successors and assigns; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Regions Bank d/b/a Regions Mortgage, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Federal National Mortgage Association, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Joelton, County of Davidson, State of Tennessee, to-wit:

TRACT I:

Described property located in the Fourteenth (14th) Civil District of Davidson County, Tennessee, to wit:

A tract shown on Plan Book 4955, Page 112, Register's Office for said County.

Said tract fronts 247.47 feet on the westerly side of Tennessee Highway Number 431 and extends back 372.50 feet on the northerly line and 395 feet on the southerly line to a dead line in the rear measuring 234 feet thereon.

TRACT II:

Described property located in Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the westerly margin of Highway 431, said point being South 36 degrees East 200 feet, South 25 degrees 40 minutes East 50 feet from the southeast corner of the property conveyed to Clyde R. Moss, et ux.; thence North 89 degrees 40 minutes West 932 feet to an iron stake; thence South 237.5 feet to an iron stake; thence South 89 degrees 40

minutes East 1,033 feet to the margin of said Highway; thence with the margin of said Highway North 20 degrees West 100 feet, North 25 degrees 40 minutes West 150 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE is that portion of the tract conveyed to Jimmy W. Sprinkles, et ux., of record in Book 5297, Page 926, Register's Office for Davidson County, Tennessee, and known as 8545 Whites Creek Pike, Joelton, Tennessee, to which reference is here made.

This legal description is identical with that in Deed of Trust recorded in Instrument Number 20070213-0018188 in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record Instrument Number 20070213-0018188 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20070213-0018187, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Federal National Mortgage Association, its successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP., Substitute Trustee, has hereunto set his hand and seal on the date written below.

Shapiro & Kirsch, LLP

Ashley M. Jones, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 1st day of July, 2010, before me, a Notary Public, in and for said State and County, personally appeared Ashley M. Jones, with whom I am personally acquainted, and who, upon oath acknowledged to be the Authorized Agent of Shapiro & Kirsch, LLP the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

My Commission Expires:
June 4, 2013

My commission expires:

Notary Public

KRISSY GILLUM
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

NO TAX/EXEMPT AGENCY

PROPERTY ADDRESS: 8545 Whites Creek Pike, Joelton, TN 37080

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
P.O. Box 650043
Dallas, TX 75265-0043

S & K #:10-005026
Map & Parcel – 00400011100