BILL GARRETT, Davidson County
Trans:T20100046790 DEEDTRS
Recvd: 07/30/10 11:50 5 pgs
Fees:28.00 Taxes:305.88
20100730-0059830

This instrument prepared by:
Prochaska Thompson Quinn
& Ferraro, P.C. (JRP)
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, RC-9th Floor Birmingham, AL 35203	SAME	163 02 0B 002.00 163 02 0B 003.00 163 02 0B 013.00 163 02 0B 018.00 163 02 0B 023.00 163 02 0B 027.00 163 02 0B 034.00

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of July 23, 2010, by and between Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee"), and Regions Bank.

WHEREAS by Deed of Trust dated April 20, 2005, of record at Instrument Number 20050422-0045024, Register's Office for Davidson County, Tennessee (the "Deed of Trust 1"), Southern Home Builders, LLC conveyed to G. Kent Cleaver, as Trustee, the hereinafter described real estate, to secure payment to Regions Bank of a promissory note dated April 20, 2005(the "Note 1"); and

WHEREAS by Deed of Trust dated August 3, 2006, of record at Instrument Number 20060808-0097120, Register's Office for Davidson County, Tennessee (the "Deed of Trust 2"), Southern Home Builders, LLC conveyed to G. Kent Cleaver, as Trustee, the hereinafter described real estate, to secure payment to Regions Bank of a promissory note dated August 3, 2006 (the "Note 2"); and

WHEREAS by Deed of Trust dated March 17, 2006, of record at Instrument Number 20060404-0038357, Register's Office for Davidson County, Tennessee (the "Deed of Trust 3"), Southern Home Builders, LLC conveyed to G. Kent Cleaver, as Trustee, the hereinafter described real estate, to secure payment to Regions Bank of a promissory note dated March 17, 2006 (the "Note 3"); and

(hereinafter Deed of Trust 1, Deed of Trust 2 and Deed of Trust 3 shall be referred to collectively as Deed of Trust and Note 1, Note 2 and Note 3 shall be referred to collectively as Note)

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 instruments of record at Instrument Number 20090727-0070357, Instrument Number 20090727-0070358 and Instrument Number 20090727-0070361 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 *Williamson AM* that the property would be sold at 10:00 a.m. on July 23, 2010, at the offices of Prochaska Thompson Quinn & Ferraro, P.C., 401 Church Street, Suite 2600, Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on July 2, July 9 and July 16, 2010, and sent a copy of such notice to Debtor and following such notice the default was not cured; and

WHEREAS, the Successor Trustee 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 $82,670.00 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 $82,670.00, 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:

Parcel I

Land in Davidson County, Tennessee, being all of Lot Nos. 2, 3, 13 and 18, on the Final Plat, Berkeley Hall, Phase Five – Section One of Hickory Highlands P.U.D., as shown by plat appearing of record in Instrument No. 20050125-0008851, as corrected by a Surveyor's Certificate of Correction of record in Instrument No. 20050223-0019584, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being a part of the same property conveyed to Southern Home Builders, LLC, a Tennessee Limited Liability Company, from Latting Road Partners, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated April 20, 2005, of record in Instrument No. 20050422-0045021 & 20050422-0045022

Property Addresses: 104 Took Drive, Antioch, Tennessee
108 Took Drive, Antioch, Tennessee
148 Took Drive, Antioch, Tennessee
208 Took Drive, Antioch, Tennessee

Parcel II

Land in Davidson County, Tennessee, being all of Lot Nos. 62 and 66 on the Plan of First Amendment, Berkeley hall, Phase Five – Section One of Hickory Highlands P.U.D., as shown by plat appearing of record in Instrument No. 20050706-0077601, as corrected by Surveyor's Certificates of Correction in Instrument no. 20050725-0086047 and in Instrument No. 20050923-0114416, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being the same property conveyed to Southern Home Builders, LLC, from Latting Road Partners, LLC by Warranty Deed in Instrument No. 20060808-0097119, Register's Office for Davidson County, Tennessee.

Property Address: 225 Took Drive, Antioch, Tennessee
209 Took Drive, Antioch, Tennessee

Parcel III

Land in Davidson County, Tennessee, being all of Lot No.73, First Amendment Berkeley Hall, Phase Five, Section One of Hickory Highlands P.U.D., as shown by plat appearing of record in Instrument No. 200507060077601 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being the same property conveyed to Southern Home Builders, LLC by Warranty Deed of Record in Instrument No. 20060404-0038356

Property Address: 149 Took Drive, Antioch, 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 23rd day of July, 2010.

JESSICA RIGSBY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Jessica Rigsby
Notary Public

My commission expires: 4-16-2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $82,670.00.

Affiant

Sworn to and Subscribed
before me this the 23rd
day of July, 2010

Jessica Rigsby
Notary Public

JESSICA RIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 4-16-2011