BILL GARRETT, Davidson County
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20100806-0062107

This Instrument prepared by:
Bone McAllester Norton PLLC (TRM)
511 Union Street, Suite 1600
Nashville, TN 37219

CANCELLATION AND RESCISSION OF FORECLOSURE SALE AND TRUSTEE'S DEED AND RESTORATION OF RECORD

WHEREAS, Darrell Gant, married, Detral D. Toran, unmarried, Jacqueline Gant-Kay, unmarried and Jeffrey J. Gant, executed a Deed of Trust dated May 23, 2007, to FMLS, Inc., Trustee, of record at Instrument No. 20070607-0068304, Register's Office for Davidson County, Tennessee to secure certain indebtedness to Regions Bank, successor by merger to AmSouth Bank, ("Regions Bank Deed of Trust"); and

WHEREAS, default occurred on the indebtedness secured by the Deed of Trust and Sam J. McAllester III, David M. Anthony, James A. Crumlin, Jr. and Gregory G. Vick was appointed Substitute Trustees by an Instrument of record at Instrument No. 20090902-0082351, Register's Office for Davidson County, Tennessee, with the power given to Trustee as stated in said Deed of Trust; and

WHEREAS, as a result of certain defaults under the indebtedness secured by the Deed of Trust, Sam J. McAllester III in his capacity as Substitute Trustee, caused to be published a Foreclosure Sale Notice which set the Foreclosure Sale for Monday, January 11, 2010 at the front door of the Davidson County Register of Deeds Office located at the Sommet Center, 501 Broadway, Nashville, Davidson County, Tennessee 37203, ("Foreclosure Sale"); and

WHEREAS, pursuant to the Foreclosure Sale Notice, the Foreclosure Sale was conducted on January 11, 2010, and Regions Bank was the successful purchaser for the sum of One Hundred Five Thousand, Six Hundred Thirty Three and 98/100 Dollars ($105,633.98) and by Trustee's Deed dated January 11, 2010, of record at Instrument No. 20100112-0002883, Register's Office for Davidson County, Tennessee, and Sam J. McAllester III, as Substitute Trustee, conveyed said real property to Regions Bank ("Trustee's Deed"); and

WHEREAS, after the Foreclosure Sale had been conducted it was discovered that the foreclosure sale had taken place by error, inadvertence, and mistake; and

WHEREAS, in order to restore the Register's record back to its previous position prior to the Foreclosure Sale, by this Instrument, Sam J. McAllester III, as Substitute Trustee, and Regions Bank hereby cancel and rescind the Foreclosure Sale, reinstate the Regions Bank Deed of Trust and cancel and rescind the resulting Trustee's Deed.

NOW, THEREFORE, Regions Bank, as the owner and holder of the Property by the Trustee's Deed, and Sam J. McAllester III, Substitute Trustee, hereby give notice that the Foreclosure Sale and the execution and recording of the Trustee's Deed are hereby cancelled and

rescinded; and that Regions Bank and Sam J. McAllester III, as Substitute Trustee hereby cancel and rescind the Trustee's Deed and give notice that the Trustee's Deed is of no further force and effect as of the date and time of its execution and recording; and Regions Bank and Sam J. McAllester III, as Substitute Trustee, hereby give notice and restore the Register's record as if the Foreclosure Sale and subsequent recording of the Trustee's Deed had not occurred and reinstate the Regions Bank Deed of Trust as it existed prior to the Foreclosure Sale.

IN WITNESS WHEREOF, Sam J. McAllester, Substitute Trustee and Regions Bank execute this Instrument effective the 5th day of August, 2010.

Sam J. McAllester III, Substitute Trustee, and
Not Individually

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Tonya R. Mastin of the state and county aforementioned, personally appeared Sam J. McAllester III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Substitute Trustee, the within named bargainor, and that he as such Substitute Trustee, executed the foregoing instrument for the purpose therein contained.

Tonya R. Mastin
NOTARY PUBLIC

TONYA R. MASTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 8, 2012

My Commission Expires: _____

REGIONS BANK

By: Cynthia N Spencer

Title: Consumer Banking Officer

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Before me, Jay Rodgers, a Notary Public of the state and county aforementioned, personally appeared Cynthia N. Spencer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Consumer Banking Officer of Regions Bank, the within named bargainor, a corporation, and that he/she as such Consumer Banking Officer executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as _____.

NOTARY PUBLIC

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Nov 16, 2009 BONDED THRU NOTARY PUBLIC UNDERWRITERS

JAY RODGERS NOTARY PUBLIC STATE AT LARGE