This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
**PARCEL ID 060 16 0 197.00**
**2726 OAKWOOD AVENUE**
**NASHVILLE, TENNESSEE 37207**

NO MORTGAGE
New Owner - Send Tax Bills:
**REGIONS BANK**
**P.O. BOX 10063**
**BIRMINGHAM, AL 35202**

BILL GARRETT, Davidson County
Trans:T20100049589 DEEDTRS
Recvd: 08/10/10 14:21 2 pgs
Fees:13.00 Taxes:297.45
20100810-0063242

**SUBSTITUTE TRUSTEE'S DEED**

**WHEREAS, on APRIL 19, 2007, FMLS, INC.** was named Trustee in a Deed of Trust of even date executed by **GUEARY E. LAMB AND REBECCA L. LAMB, HUSBAND AND WIFE**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$40,000.00**, principal and interest at **9.7500%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20070507-0054383** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-117 having been met and whereas, **J. PHILLIP JONES** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20100720-0056734** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES**, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: **JULY 9, 2010/ JULY 16, 2010/ JULY 23, 2010** in **DAVIDSON A.M.**, a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on **FRIDAY, AUGUST 6, 2010, AT 3:00 P.M. ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE.,** I, **J. PHILLIP JONES,** as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **REGIONS BANK D/B/A AMSOUTH BANK, P.O. BOX 10063, BIRMINGHAM, AL 35202**, submitted the highest and best bid in the amount of $39,890.67.

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **REGIONS BANK,** it's successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

**PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:**

**THE FOLLOWING REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:**

**BEING LOT NO. 30 ON THE RE-SUBDIVISION OF CERTAIN LOTS ON THE PLAN OF SHEPARWOOD SUBDIVISION, SECTION 1, OF RECORD IN BOOK 4350 PAGE 118 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH PLAN IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.**

**BEING THE SAME PROPERTY CONVEYED TO GUEARY E. LAMB AND WIFE, REBECCA L. LAMB, THEIRS HEIRS AND ASSIGNS, BY DEED DATED NOVEMBER 19, 1970 OF RECORD IN BOOK 4461, PAGE 326 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**SUBJECT TO THE FIRST DEED OF TRUST OF RECORD IN BOOK 10090, PAGE 689 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**THIS IS IMPROVED PROPERTY KNOWN AS 2726 OAKWOOD AVENUE, NASHVILLE, TENNESSEE 37207.**

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **REGIONS BANK**, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on **AUGUST 6, 2010.**

**J. PHILLIP JONES**
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES**, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on **AUGUST 6, 2010.**

Elizabeth P. Guye
Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
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 $ 80,390.67
***THIS AMOUNT INCLUDES CONSIDERATION FOR THE FIRST MORTGAGE, WHICH THIS HAS BEEN TAKEN SUBJECT TO.**

Affiant

Subscribed and sworn to before me, this **6TH day of AUGUST, 2010.**

Elizabeth P. Guye
Notary Public

My Commission Expires: 1/21/2013

RETURN TO:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County