BILL GARRETT, Davidson County
Trans:T20110008557 DEEDTRS
Recvd: 02/09/11 14:08 3 pgs
Fees:18.00 Taxes:1138.07
20110209-0011505

This Instrument Prepared By:

David M. Smythe
SMYTHE & HUFF
Suite 333- Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849 - Phone

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Regions Bank Asset Mgmt – Mail Code: ALBH10902B 1900 4th Avenue, North, RC-9th Floor Birmingham, Alabama 35203	Same	Map No. 026-13-0 Parcel No. 039.00

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $307,587.00.

Affiant

Subscribed and sworn to before me, this 8th day of February, 2011.

Notary Public

RITA L. RICHARDSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 05-08-2012

WHEREAS, by Deed of Trust dated July 28, 2004, of record in Instrument No. 20040802-0091990, Register's office for Davidson County, Tennessee, David Wilcox, Gary Gabbert, Garnie Yeager and Keith Gabbert, conveyed to FMLS, Inc., Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument of record in Instrument No. 20101117-0092094, said Register's office; 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 of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such ad appeared in The Tennessean / Davidson A.M. edition on January 14, 2011, January 21, 2011 and January 28, 2011; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 7th day of February, 2011, at 10:00 o'clock a.m. at the south front door of the Davidson County Courthouse, James Robertson Parkway, Nashville, Tennessee; 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 sale, Regions Bank, being the highest and best bidder, became the purchaser of said property at and for the sum of Three Hundred and Seven Thousand Five Hundred Eighty Seven Dollars ($307,587.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Regions Bank, the following real estate:

> Land in Davidson County, Tennessee, being Lot 39 on the Plan of Echo Meadows, as of record in Book 2331, Page 64, said Register's Office. Said Lot No. 39 fronts 96 feet on the Southerly side of Wren Road and runs back 187.9 feet on the Easterly line and 216.3 feet on the Westerly line to a dead line in the rear on which it measures 100.1 feet thereon.
>
> Being the same property conveyed to David Wilcox, Gary Gabbard, Garnie Yeager and Keith Gabbard by Deed dated July 28, 2004, from Wilson Edwin Crook and wife, Janice M. Crook, of record in Instrument No. 20040802-0091989, said Register's Office.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from the statutory right of redemption, homestead, elective share and all other exemptions of every kind in the property, all of which were expressly waived by the Makers of said Deed of Trust and all persons claiming through and under said Makers.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Regions Bank, its successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 8th day of February, 2011.

David M. Smythe, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Rita Richardson, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 8th day of February, 2011.

Rita L. Richardson
Notary Public

My Commission Expires:

05-08-2012

RITA L. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.