BILL GARRETT, Davidson County
Trans:T20110025168 DEEDTRS
Recvd: 04/28/11 15:29 5 pgs
Fees:28.00 Taxes:260.31
20110428-0032676

This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (NCH)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1423

Name and Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Regions Bank, an Alabama banking corporation 1900 5th Avenue North, 26th Floor Birmingham, Alabama 35203	Same as Owner	051060B00600CO

SUCCESSOR TRUSTEE'S DEED

WHEREAS, a default occurred under the terms and conditions provided for in a Deed of Trust dated February 28, 2007, executed by Sam Castellani, M.D. and wife, Monica Haney-Castellani to FMLS, Inc., Trustee, of record as Instrument No. 20070420-0047226, Register's Office for Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, the Deed of Trust covers real property located in Davidson County, Tennessee, known as 500 Lentz Drive, Unit 6, Madison, Tennessee 37115, and described with greater particularity in **Exhibit A**, attached and incorporated by reference (hereinafter the "Real Property").

WHEREAS, N. Courtney Hollins, resident of Davidson County, Tennessee, was appointed Successor Trustee pursuant to Appointment of Successor Trustee of record in Instrument No. 20110127-0007634, Register's Office for Davidson County, Tennessee; and

WHEREAS, Regions Bank, successor by merger with AmSouth Bank ("Regions Bank"), is the owner and holder of the indebtedness secured by said Deed of Trust, and as such authorized the above-referenced Successor Trustee to act in accordance with the powers given the Trustee in the Deed of Trust to foreclose on the Real Property; and

WHEREAS, Borrower filed a Chapter 7 Petition in the United States Bankruptcy Court, Middle District of Tennessee, Nashville, Tennessee, Case No. 3:10-bk-06461; and

WHEREAS, Regions Bank obtained release from the stay by Agreed Order Granting Relief from Automatic Stay and Abandonment of Property of the Bankruptcy Estate, entered October 22, 2010; and

WHEREAS, N. Courtney Hollins, Successor Trustee, caused the Real Property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said Real Property would be sold at 10:00 A.M. on Wednesday, March 23, 2011, at the front door of the Davidson County Courthouse, located at 1 Public Square, Nashville, Davidson County, Tennessee, to offer for sale to the highest, best and last bidder for cash, subject to any and all mortgages, liens, claims, rights, and unpaid taxes of whatever nature which may be liens against the Real Property, and sold "**As Is Where Is**" concerning the condition of the Real Property; and

WHEREAS, the Successor Trustee personally appeared and offered the Real Property for sale at public outcry and the highest, best and last bid received was the sum of Seventy Thousand Three Hundred Fifty-four and No/100 Dollars ($70,354.00) from REGIONS BANK (hereinafter referred to as the "Grantee"), an Alabama banking corporation, and said Real Property was offered and sold to the Grantee for said amount;

NOW, THEREFORE, in consideration of the premises, the sum of Seventy Thousand Three Hundred Fifty-four and No/100 Dollars ($70,354.00) cash in hand paid by Grantee, and for other valuable consideration, the receipt and sufficiency of which was acknowledged, N. Courtney Hollins, Successor Trustee, has this day bargained and sold and, by these presents, does transfer and convey the Real Property, as described above and in **Exhibit A**, to Grantee, its successors, and assigns.

TO HAVE AND TO HOLD the Real Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

The Successor Trustee conveys said Real Property subject to all mortgages, liens, claims, rights and any and all unpaid taxes of whatever nature that may be liens against it. It is the intention of the Successor Trustee to convey to Grantee no greater title in the subject Real Property than she received as Successor Trustee.

This sale is also subject to, among other things, all matters shown on any applicable recorded Plat or Plan; any unpaid city and county taxes which exist as a lien against the Real Property, and city and county taxes for the current year; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the Real Property. This sale is also subject to any matter that an accurate survey of the Real Property might disclose.

Notwithstanding anything to the contrary contained herein, it is expressly understood and agreed that the Real Property is sold, transferred and conveyed **"AS IS" AND "WHERE IS", AND WITH ALL FAULTS AND DEFECTS, LATENT OR OTHERWISE, AND THAT TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES, EITHER EXPRESSED OR IMPLIED, BY OPERATION OF LAW OR OTHERWISE, WITH RESPECT TO THE QUALITY, PHYSICAL CONDITIONS OR VALUE OF THE REAL PROPERTY, THE REAL PROPERTY'S HABITABILITY, SUITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, THE PRESENCE OR ABSENCE OF CONDITIONS ON THE REAL PROPERTY THAT COULD GIVE RISE TO A CLAIM FOR PERSONAL INJURY, PROPERTY OR**

NATURAL RESOURCE DAMAGES; THE PRESENCE OF HAZARDOUS OR TOXIC SUBSTANCES, MATERIALS OR WASTE, SUBSTANCES, CONTAMINANTS, OR POLLUTANTS ON, UNDER OR ABOUT THE REAL PROPERTY; OR THE INCOME OR EXPENSES FROM OR OF THE REAL PROPERTY.

Witness my hand this 27th day of April, 2011.

N. Courtney Hollins, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this County, N. Courtney Hollins, Successor Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of April, 2011.

NOTARY PUBLIC

My Commission Expires: 11/7/2011

NATALIE K. KEAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $70,354.00.

AFFIANT

Subscribed and sworn before me on this 27th day of April, 2011.

NOTARY PUBLIC

My Commission Expires: 11/7/2011

NATALIE K. KEAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

EXHIBIT A

(Property Description)

A certain condominium located in Davidson County, Tennessee, being Unit No. 6 of Medical Dental Plaza, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Medical Dental Plaza of record in Instrument Number 20051229-0156181, as corrected in Instrument No. 20060905-0109525, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Master Deed.

Being the same property conveyed to Sam Castellani, M.D. and wife, Monica Haney-Castellani by deed of record in Instrument No. 20051229-0156188, in the Register's Office for Davidson County, Tennessee.