This Instrument Prepared By:
W. Neal McBrayer
MILLER & MARTIN PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20110063115 DEEDTRS
Recvd: 10/10/11 14:09 3 pgs
Fees:18.00 Taxes:1392.80
20111010-0078622

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Map & Parcel No.:**
Regions Bank Asset Management Mail Code ALBH10902B 1900 5th Avenue North RC-9th Floor Birmingham, AL 35203	Regions Bank Asset Management Mail Code ALBH10902B 1900 5th Avenue North RC-9th Floor Birmingham, AL 35203	Map: 118-11 Parcel: 105.00

SUBSTITUTE TRUSTEE'S QUITCLAIM DEED

THIS DEED is executed to be effective as of the 5th day of October, 2011 from **W. NEAL MCBRAYER**, as Grantor, in his capacity as Substitute Trustee, to **REGIONS BANK**, as Grantee.

W I T N E S E T H:

WHEREAS, on April 30, 2004, NJC Leasing Corporation executed a Deed of Trust (the "Deed of Trust") to the trustee named therein to secure the prompt payment of certain indebtedness held by and owing to Regions Bank ("Bank"), successor in interest to AmSouth Bank, said indebtedness being more particularly described in the Deed of Trust which is of record in the Register's Office of Davidson County, Tennessee in Instrument No. 200406080067520, to which reference is hereby made; and

WHEREAS, default was made in the payment of the aforesaid indebtedness and in the performance of the covenants described in the Deed of Trust, by reason of which the entire balance owing thereunder was declared to be due and payable; and

WHEREAS, pursuant to the terms of the Deed of Trust, W. Neal McBrayer was appointed as Substitute Trustee as reflected in that certain Appointment of Substitute Trustee recorded in Instrument No. 201008170065057, in the Register's Office of Davidson County, Tennessee.

WHEREAS, by virtue of the power and authority vested in me as Substitute Trustee under the Deed of Trust, at the request of Bank, being the owner and holder of the indebtedness secured thereby, and for the purposes of effecting payment and satisfaction of the

indebtedness, including principal, interest, late charges, attorney fees and costs of sale, Jean P. Shearer, as agent for W. Neal McBrayer, Substitute Trustee, did on October 5, 2011, as postponed from September 21, 2011, commencing at 11:00 A.M. pursuant to advertisement of sale published in the The Tennessean in its editions of August 26, 2011, September 2, 2011 and September 9, 2011, offer for sale and sold at public auction to the highest and best bidder for cash at the front door of the Metropolitan Courthouse, 1 Public Square, Nashville, Tennessee, in bar of the equities of redemption, statutory redemption, dower, homestead and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust, the hereinafter described real estate, at which sale the Grantee became the highest and best bidder at and for the sum of Three Hundred Seventy Six Thousand Four Hundred Thirty Three and 00/100 Dollars ($376,433.00).

NOW, THEREFORE, I, W. Neal McBrayer, Substitute Trustee, exercising the power and authority vested in me, and in bar of the equities of redemption, statutory redemption, dower and homestead, do hereby quitclaim to the Grantee, its successors and assigns, all my interest in the following described real estate located in the City of Nashville, County of Davidson, State of Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 12 on the Resubdivision of Lots 11, 12 & 13, Berry Hill Gardens, of record in Instrument No. 200412100147345, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.
>
> Being a portion of the same property conveyed to NJC Leasing Corporation of record in Book 7979, page 486, and Book 7979, page 492, Register's Office for Davidson County, Tennessee.
>
> The property address is believed to be: 2817 Erica Place, Nashville, Tennessee.

The Substitute Trustee does hereby quitclaim unto Grantee all of his right, title and interest in the said property and not further or otherwise and subject to any governmental zoning or subdivision ordinances or regulations in effect thereon and further subject to any unpaid taxes or assessments owing on the property.

IN WITNESS WHEREOF, I, W. Neal McBrayer, Substitute Trustee, have executed this instrument to be effective the date first above written.

W. Neal McBrayer
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jean P. Shearer, a Notary Public in and for said County and state, duly commissioned and qualified, W. Neal McBrayer, Substitute Trustee, the within named bargainor(s), 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, this 7th day of October, 2011.

JEAN P. SHEARER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Jean P. Shearer
Notary Public
My commission expires: 9/8/2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $376,433.00.

W. Neal McBrayer

Sworn to and subscribed before me
this 7th day of October 2011.

Jean P. Shearer
Notary Public
My Commission Expires: 9/8/2013

JEAN P. SHEARER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.