This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 134 13 0 179.00
235 EISENHOWER DRIVE
NASHVILLE, TENNESSEE 37211

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

BILL GARRETT, Davidson County
Trans:T20120032677 DEEDTRS
Recvd: 05/03/12 14:25 2 pgs
Fees:13.00 Taxes:257.52
20120503-0038229

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on NOVEMBER 8, 2007, FMLS, INC., was named Trustee in a Deed of Trust of even date executed by **FAYE PUCKETT (A/K/A FANNIE MAE PUCKETT), UNMARRIED,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$95,000.00,** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20071130-0139141,** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-101 et seq. having been met and whereas, **J. PHILLIP JONES** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20120330-0026901,** 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: **APRIL 6, 2012/ APRIL 13, 2012/ APRIL 20, 2012** 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, APRIL 27, 2012 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, AS, P.O. BOX 10063, BIRMINGHAM, AL 35202,** submitted the highest and best bid in the amount of **$ 69,600.00 .**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **REGIONS BANK,** its' 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 249 ON THE PLAN OF KENILWORTH ESTATES, SECTION 4, AS OF RECORD IN BOOK 3300, PAGES 34, 35, AND 36, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF EISENHOWER DRIVE AT THE CORNER OF LOTS NOS. 249 AND 250; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHERLY 144.4 FEET; THENCE SOUTH 66 DEGREES 27' WEST 38.2 FEET; THENCE NORTH 23 DEGREES 33' WEST 10 FEET; THENCE SOUTH 66 DEGREES 27' WEST 33.9 FEET TO THE CORNER OF LOTS NOS. 249 AND 248; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTHERLY 138.1 FEET TO THE SOUTHERLY MARGIN OF EISENHOWER DRIVE; THENCE WITH THE SAME, EASTERLY 70 FEET TO THE BEGINNING.

SUBJECT TO A 10-FOOT EASEMENT FOR PUBLIC UTILITIES ACROSS SOUTHEAST PART OF PREMISES, 5-FOOT UTILITY EASEMENT ALONG WESTERLY LINE OF PREMISES, ANCHOR EASEMENT AT NORTHEAST CORNER OF PREMISES, 30-FOOT BUILDING SETBACK LINE FROM EISENHOWER DRIVE, AND CONDITIONS OF OWNERS CERTIFICATE, AS SHOWN ON PLAN OF RECORD IN BOOK 3300, PAGE 34, 35, AND 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND TO RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT OF RECORD IN BOOK 3316, PAGE 339, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO WILLIE ED PUCKETT, JR. (A/K/A WILLIE E. PUCKETT) AND WIFE, FANNIE MAE PUCKETT, BY DEED DATED OCTOBER 18, 1962 OF RECORD IN BOOK 3459, PAGE 49, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID WILLIE ED PUCKETT, JR. HAVING DIED ON OR ABOUT SEPTEMBER 30, 2004.

THIS IS IMPROVED PROPERTY KNOWN AS 235 EISENHOWER DRIVE, NASHVILLE, TENNESSEE 37211.

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 **APRIL 27, 2012.**

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 **APRIL 27, 2012.**

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 $ 69,600.00

Affiant

Subscribed and sworn to before me, this **27th day of APRIL, 2012.**

Notary Public

My Commission Expires: 1/21/2013

RETURN TO:
J. PHILLIP JONES
1800 HAYES STREET
NASHVILLE, TN 37203

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County