PREPARED BY AND RETURN TO:
Lori Wilson
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
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SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 24, 2003, recorded in Instrument No. 20031007-0148205; modified by Instrument Number 20070817-0098688 and further modified by Instrument Number 20071221-0146715, in the Register's Office of Davidson County, Tennessee, James L. Wilson, unmarried 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 mentioned and set forth; and,

WHEREAS, Regions Bank, successor by merger with AmSouth Bank appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20120706-0059458, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and Notice of the Right to Foreclose has been timely given in compliance with Tennessee Code Annotated §35-5-117.

WHEREAS, Regions Bank, successor by merger with AmSouth Bank requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice.

WHEREAS, in pursuance of said request by said Regions Bank, successor by merger with AmSouth Bank, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on August 9, 2012, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 10:00 AM; 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 time the said property was struck off and sold to Regions Bank, successor by merger with AmSouth Bank, whose address is Regions Bank, 2050 Parkway Office Cir., Birmingham, Alabama 35244-1805, at and for the sum of $64,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Regions Bank, successor by merger with AmSouth Bank the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Regions Bank, successor by merger with AmSouth Bank, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

The following described property located in Davidson County, Tennessee, to wit:

Lot Number 1 on the Plat of Subdivision of the East Part of Mrs. Gray's Property made September 24, 1929, by W. B. Southgate, Surveyor, not of record.

Said Lot Number 1 fronts 50 feet on the Southerly side of Rose Avenue, and runs back between parallel lines 166 feet to a dead line, said Lot Number 1 running back with the Westerly margin of Wickson Avenue, said lot is part of Lot 35 on the Map of Cumberland Nurseries Subdivision, as of record in Book 161, Page 112, Register's Office for Davidson County, Tennessee.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20031007-0148205; modified by Instrument Number 20070817-0098688 and further modified by Instrument Number 20071221-0146715, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20031007-0148205; modified by Instrument Number 20070817-0098688 and further modified by Instrument Number 20071221-0146715, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quit Claim Deed, recorded in Book 8321, Page 760, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record.



SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Regions Bank, successor by merger with AmSouth Bank, its successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set its hand and seal this 22nd day of August, 2012.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 22nd day of August, 2012, before me, a Notary Public, in and for said State and County, personally appeared Ashley Jones, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of Shapiro & Kirsch, LLP, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

MY COMMISSION EXPIRES
JANUARY 05, 2015
My commission expires:

Notary Public

HILARY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $64,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the date written above.

MY COMMISSION EXPIRES
JANUARY 05, 2015
My commission expires:

Notary Public

HILARY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

PROPERTY ADDRESS: 327 Rose Street, Nashville, Tennessee 37210

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Regions Bank, successor by merger with AmSouth Bank
2050 Parkway Office Cir.
Birmingham, Alabama 35244-1805

S&K File #12-036470 / FOR
Map & Parcel -11901028000

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COST OF PUBLICATION

First Insertion
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SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **August 9, 2012 at 10:00 AM local time**, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee pursuant to Deed of Trust executed by James L. Wilson, unmarried, to FMLS, Inc., Trustee, on September 24, 2003 at Instrument No. 20031007-0148205; modified by Instrument Number 20070817-0098688 and further modified by Instrument Number 20071221-0146710 conducted by Shapiro & Kirsch, LLP Substitute Trustee, all of record in the Davidson County, Register's Office.

Owner of Debt is Regions Bank, successor by merger with AmSouth Bank.

The following real estate located in Davidson County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

The following described property located in Davidson County, Tennessee, to wit:

Lot Number 1 on the Plat of Subdivision of the East Part of Mrs. Gray's Property made September 24, 1929, by W. B. Southgate, Surveyor, not of record.

Said Lot Number 1 fronts 50 feet on the Southerly side of Rose Avenue, and runs back between parallel lines 166 feet to a dead line, said Lot Number 1 running back with the Westerly margin of Wickson Avenue, said lot is part of Lot 35 on the Map of Cumberland Nurseries Subdivision, as of record in Book 161, Page 112, Register's Office for Davidson County, Tennessee.

Street Address: 327 Rose Street, Nashville, Tennessee 37210

Parcel Number: 11901026000

Current Owner(s) of Property: Heirs of James Lee Wilson

The street address of the above described property is believed to be 327 Rose Street, Nashville, Tennessee 37210, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

SALE IS SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

If the highest bidder cannot pay the bid within twenty-four (24) hours of the sale, the next highest bidder, at their highest bid, will be deemed the successful bidder.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded at any time.

This office may be a debt collector. This may be an attempt to collect a debt and any information obtained may be used for that purpose.

Shapiro & Kirsch, LLP Substitute Trustee
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File No. 12-030470
July 13, 20, 27, 2012 Fh15269

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER, the Publisher of the NASHVILLE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham and Dixon counties in Tennessee, states that the hereto attached publication appeared in the NASHVILLE LEDGER on the following dates:

July 13, 2012
July 20, 2012
July 27, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 27th day of **July 2012,** this instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Catron Kerr** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

FIT

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