PREPARED BY AND RETURN TO:
Tiffany Parker
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
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BILL GARRETT, Davidson County
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SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 30, 2001, recorded in Instrument No. 20010201-0009809; modified in Instrument No. 20011012-0111732, in the Register's Office of Davidson County, Tennessee, Larry E. Hill and Ellen C. Hill, his wife conveyed to Linda J. O'Connell, 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 Regions Mortgage, Inc. appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 201210150093998, 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 Regions Mortgage, Inc. 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 Regions Mortgage, Inc., 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 November 1, 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 Regions Mortgage, Inc., whose address is Regions Mortgage, 7130 Goodlett Farms Parkway, A4W, Cordova, Tennessee 38016, at and for the sum of $193,150.53, that being the highest and best bid offered; and,

WHEREAS, the said Regions Bank, successor by merger with Regions Mortgage, Inc. has assigned its interests in the said property to Federal National Mortgage Association, its successors and assigns; 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 Regions Mortgage, Inc. 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 Federal National Mortgage Association, 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 the 9th Civil District of Davidson County, Tennessee, to-wit:

Beginning at a point on the East margin of Griffith Road, said point being the Northwest corner of the herein described tract and the Southwest corner of John F. Mitchell, Tract 1 as of record in Book 6736, page 106, Register's Office for Davidson County, Tennessee, thence leaving said margin with the line of Mitchell South 88 degrees 30 minutes East 410 feet to the point, said point being the Northwest corner of Mitchell, Tract 2; thence with the Westerly line of Mitchell South 28 degrees East 310 feet to a point; thence South 54 degrees East 177 feet to a point; thence South 62 degrees East 330 feet to a point; thence South 4 degrees East 100 feet more or less to a point, said point being the Southeast corner of the herein described tract and the Northeast corner of P.E. Griffith as for record in Book 5021, page 299, Register's Office for Davidson County, Tennessee; thence with the line of Griffith Westerly 900 feet, more or less to a point on the East margin of Griffith Road; thence Northerly with said margin 780 feet more or less to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20010201-0009809; modified in Instrument No. 20011012-0111732, 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. 20010201-0009809; modified in Instrument No. 20011012-0111732, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 200011140112805, 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 Federal National Mortgage Association, 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 2nd day of November, 2012.

Shapiro & Kirsch, LLP

By: Ashley M Jones

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 2nd day of November, 2012, before me, a Notary Public, in and for said State and County, personally appeared Ashley M. 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
AUGUST 01, 2016

My commission expires:

Notary Public

CANYA MARKEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

NO TAX/GOVERNMENTAL AGENCY
TCA CODE 67-4-409

PROPERTY ADDRESS: 8731 Griffith Road, Nashville, Tennessee 37221

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
P.O. Box 650043
Dallas, TX 75265-0043

S&K File #12-040724 / UPN
Map & Parcel -15400003102

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COST OF PUBLICATION

First Insertion
Second Insertion
Third Insertion
Total

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on November 2012 at 10:00 AM local time, at the Davidson County Courthouse, South Main door, te Public Square, Nashville, Tennessee, nducted by Shapiro & Kirsch, LLP Substitute ustee, pursuant to Deed of Trust executed Larry E Hill and Ellen C Hill his wife, to nda J. O'Connell, Trustee, on January 30, 001 at Instrument No. 200102010009809; odification recorded at Instrument No. 0011012011732; all of record in the avidson County Register's Office.

Holder: Regions Bank DBA Regions ortgage

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

The following described property located in the 9th Civil District of Davidson County, Tennessee, to-wit:

Beginning at a point on the East margin of Griffith Road, said point being the Northwest corner of the herein described tract and the Southwest corner of John F. Mitchell, Tract 1 as of record in Book 6736, Page 106, Register's Office for Davidson County, Tennessee, thence leaving said margin with the line of Mitchell South 88 degrees 30 minutes East 410 feet to the point, said point being the Northwest corner of Mitchell, Tract 2; thence with the Westerly line of Mitchell South 28 degrees East 310 feet to a point; thence South 54 degrees East 177 feet to a point; thence South 62 degrees East 330 feet to a point; thence South 4 degrees East 100 feet more or less to a point, said point being the Southeast corner of the herein described tract and the Northeast corner of P.E. Griffith as of record in Book 5021, Page 299, Register's Office for Davidson County, Tennessee; thence with the line of Griffith Westerly 900 feet, more or less to a point on the East margin of Griffith Road; thence Northerly with said margin 780 feet more or less to the point of beginning.

Street Address: 8731 Griffith Road, Nashville, Tennessee 37221

Parcel Number: 15400003102

Current Owner(s) of Property: Larry E. Hill and wife, Ellen C. Hill

Other interested parties: Regions Bank

The street address of the above described property is believed to be 8731 Griffith Road, Nashville, Tennessee 37221, 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 referenced 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.

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.

Shapiro & Kirsch, LLP Substitute Trustee
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Phone (901)767-5566
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File No. 12-040724
Sept. 28, Oct. 5, 12, 2012 Rh16056

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, Dixon, Wilson, Robertson, Rutherford, Sumner and Montgomery counties in Tennessee, states that the hereto attached publication appeared in the NASHVILLE LEDGER on the following dates:

September 28, 2012
October 5, 2012
October 12, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 12th day of **October 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.

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