BILL GARRETT, Davidson County
Trans:T20120097841 DEEDTRS
Recvd: 12/21/12 13:15 3 pgs
Fees:18.00 Taxes:742.21
20121221-0117921

This Instrument Prepared By:

David O Huff, Esq.
Smythe & Huff
144 2nd Avenue, North, Suite 333
Nashville, TN 37201
(615) 255-4849

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel No.
Regions Bank Asset Mgmt—Mail Code: ALBH10902B 1900 4th Avenue, North, RC-9th Floor Birmingham, AL 35203	Same	118-11-0-131.00

I, David O. Huff, Substitute Trustee, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,596.00.

Affiant

Sworn to and subscribed before me this 19th day of December, 2012.

Notary Public

SHELLEY L. ORR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: March 3, 2015

WHEREAS, by Deed of Trust dated June 20, 2007, and recorded in Instrument No. No. 20070723-0086999, Register's office for Davidson County, Tennessee, MSH Enterprise, LLC (in the original instrument the grantor was Robin Mark Hemphill but the grantor was reformed to be MSH Enterprise, LLC, by Order of Final Summary Judgment, as found in Instrument No. 20120315-0022444, said Register's Office) 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 set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument of record in Instrument No. 20121107-0102904, said Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such ad appeared in the Tennessean / Davidson A.M. Edition on November 23, 2012, November 30, 2012, and December 7, 2012; and

WHEREAS, pursuant to the Substitute Trustee's Notice of Sale, the foreclosure sale was scheduled to be held on the 18th day of December, 2012, at 10:15 o'clock a.m. at the front south entrance of the Davidson County Courthouse, Nashville, Tennessee; 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 sale, Regions Bank, being the highest and best bidder, became the purchaser of said property at and for the sum of Two Hundred Thousand Five Hundred Ninety-Six and no/100 ($200,596.00) Dollars.

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid being paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Regions Bank, the following real estate:

The property herein to be foreclosed is described as follows:

Land located in Davidson County, Tennessee, described as follows to wit:

Being Lot Number 11, Block J, on the Map of Berry Hill Gardens of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

Said Lot Number 11 fronts 79.4 feet on the southerly side on Heather Place and runs back between parallel lines 123.6 feet to a dead line.

Being the same property conveyed to MSH Enterprise, LLC (in the original instrument the grantee was MSH, LLC, but the grantee was reformed to be MSH Enterprise, LLC, by Order of Final Summary Judgment, as found in Instrument No. 2012035-0022444, said Register's Office), by Warranty Deed from Kevin Lee Cordell and Caroll Burns Cordell, Jr., dated 7/28/04 and recorded in Instrument No. 20040728-0090605, said Register's Office.

This is improved property with a mailing and street address of 507A Heather Place, Nashville, Tennessee 37204.

To have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all current and future homestead exemption, curtesy and dower, elective or distributive share, valuation, stay, appraisement and marshalling of liens and asset rights relating to the property, as well as all statutory right of redemption, equity of redemption, reinstatement, forbearance or moratorium laws in the maker of said Deed of Trust and all persons claiming through and under said maker.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Regions Bank, its successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this 19th day of December, 2012.

David O. Huff, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Shelley L. Orr, a Notary Public in and for the said county and State, the within named bargainor, David O. Huff, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 19th day of December, 2012.

Notary Public

My Commission Expires: March 3, 2015

SHELLEY L. ORR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY