This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 083 15 0 132.00
2714 HODY DRIVE
NASHVILLE, TENNESSEE 37206

NO MORTGAGE
New Owner - Send Tax Bills:
REGIONS BANK
MAIL CODE ALBH-40402B
2050 PARKWAY OFFICE CIRCLE
HOOVER, AL 35244

BILL GARRETT, Davidson County
Trans:T20120098316 DEEDTRS
Recvd: 12/26/12 10:20 2 pgs
Fees:13.00 Taxes:373.70

20121226-0118487

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **AUGUST 20, 1999, FMLS, INC.,** was named Trustee in a Deed of Trust of even date executed by **WILLIAM TERRY MCELROY (A/K/A WILLIAM T. MCELROY, A/K/A WT MCELROY, A/K/A WILLIAM MCELROY) AND WIFE, PATSY MCELROY (A/K/A PATRICIA GAIL MCELROY, N/K/A PATSY STEVENS, A/K/A PATSY J. MCELROY, A/K/A PJ MCELROY),** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$91,500.00,** principal, said Deed of Trust being recorded in **BOOK 11657, PAGE 753,** 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. 20121024-0097457,** 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: **NOVEMBER 2, 2012/ NOVEMBER 9, 2012/ NOVEMBER 16, 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, DECEMBER 7, 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,** individually or by and through his agent, 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, MAIL CODE ALBH-40402B, 2050 PARKWAY OFFICE CIRCLE, HOOVER, AL 35244,** submitted the highest and best bid in the amount of **$ 101,000.00 .**

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 151 ON THE PLAN OF FORTLAND PARK, SECTION 2, OF RECORD IN PLAT BOOK 2900, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM TERRY MCELROY ET UX PATRICIA GAIL MCELROY, BY DEED DATED OCTOBER 13, 1978 OF RECORD IN BOOK 5351, PAGE 765, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID WILLIAM TERRY MCELROY HAVING DIED ON OR ABOUT OCTOBER 3, 2005.

THIS IS IMPROVED PROPERTY KNOWN AS 2714 HODY DRIVE, NASHVILLE, TENNESSEE 37206.

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 **DECEMBER 7, 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 **DECEMBER 7, 2012.**

Notary Public

My Commission Expires: 10-18-16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whicheveris greater for this transfer is $ **101,000.00**

Affiant

Subscribed and sworn to before me, this **7TH day of DECEMBER, 2012.**

Notary Public

My Commission Expires: 10-18-16

JESSICA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 18, 2016

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