Address New Owner(s) as follows:
Regions Bank
Mail Code ALBH-40402B
2050 Parkway Office Circle
Hoover, AL 35244

Send Tax Bills to:
Regions Bank
Mail Code ALBH-40402B
2050 Parkway Office Circle
Hoover, AL 35244

Map Parcel Number:
147100009.00

Prepared by:
John A. Medina
Kenney, Solomon & Medina, P.C.
3675 Crestwood Parkway, Suite 300
Duluth, GA 30096

BILL GARRETT, Davidson County
Trans:T20130012908 DEEDTRS
Recvd: 02/14/13 16:04 4 pgs
Fees:23.00 Taxes:555.00
20130214-0015358

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a Deed of Trust has been heretofore executed by Marie G. Williams, to Richard S. Moody, Trustee, dated November 16, 1998, and received for record on December 14, 1998, and filed for record in Book 11250, Page 866 as Instrument No. 0524821, in the Register's Office of Davidson County, Tennessee; conveying the hereinafter described real estate in trust to secure payment of a Home Equity Line of Credit and said Home Equity Line of Credit being described therein and payable to the order of First Tennessee Bank National Association; and

WHEREAS, by instrument executed by First Tennessee Bank National Association dated September 4, 2012, and received for record on September 13, 2012, and filed for record as Instrument No. 20120913-0083295, said Register's Office, John A. Medina, a resident of Cumming, Georgia, licensed to practice law in the State of Tennessee, was appointed as Successor Trustee, with all rights, powers and privileges of the original Trustee named in said Deed of Trust; and

WHEREAS, default was made in payment of installments maturing on said Home Equity

Line of Credit and in performance of covenants contained in the Deed of Trust, by reason of which the entire balance owing thereon was declared due and payable, default being made in payment thereof and such default continued until time of sale; and

WHEREAS, by virtue of the power and authority vested in him as such Successor Trustee, under the Deed of Trust of record in Book 11250, Page 866 as Instrument No. 0524821, aforesaid, at the request of the owner of said note and for the purpose of effecting payment and satisfaction thereof, principal and interest, attorney's fees and costs of sale, John A. Medina, a resident of Cumming, Georgia, licensed to practice law in the State of Tennessee, Successor Trustee, pursuant to the advertisement published in the The Nashville Scene, a newspaper published and of general circulation in Davidson County, Tennessee, in its issues of November 15, 2012, November 22, 2012 and November 29, 2012, offered for sale at public outcry to the highest and best bidder for cash at the front door of the Register of Deeds Office in the City of Nashville, Tennessee, in bar of all equities of redemption, statutory right of redemption, homestead, dower, and all other rights or exemptions of every kind, sold on December 7, 2012, at 1:00 o'clock p.m. at public outcry, the hereinafter described real estate; at which sale Regions Bank being the highest and best bidder at and for the sum of $150,000.00 Dollars, became the purchaser thereof.

NOW, THEREFORE, JOHN A. MEDINA, SUCCESSOR TRUSTEE, a resident of Cumming, Georgia, licensed to practice law in the State of Tennessee, exercising the power and authority vested in him and in bar of all equities of redemption, statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, does hereby sell, transfer and convey unto Regions Bank the following described real estate located in the County of Davidson, Tennessee:

CUSTOMER NAME: WILLIAMS, MARIE G.
TO BE ATTACHED TO REPORT NUMBER: 646349

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 166 ON THE PLAN OF CALDWELL COUNTRY ESTATES, SECTION II, AS OF RECORD IN BOOK 2663, PAGE 128, REGISTRAR'S OFFICE FOR SAID COUNTY.

SAID LOT 166 FRONTS 112 FEET ON THE SOUTHWESTERLY SIDE OF DARLINGTON COURT, AND EXTENDS BACK 407.8 FEET ON THE NORTHWESTERLY LINE AND 299.4 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE ON WHICH IT MEASURES 186.1 FEET.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS, EASEMENTS AND SET-BACK LINES APPLICABLE TO SAID PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED TO MARIE G. WILLIAMS FROM HUGH C. GRACEY JR. TRUSTEE HEREIN BY DEED DATED 07/29/82 AND RECORDED 08/24/1982 IN DEED BOOK 5928 AT PAGE 299.

Street Address: 4907 Darlington Court, Nashville, TN 37211

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

TO HAVE AND TO HOLD the same described real estate unto Regions Bank its successors and assigns, forever in fee simple.

Said Deed of Trust, Security Agreement and Assignment of Leases and Rent recites title as unencumbered, but sale was advertised and made as Trustee only, without covenants of seisin or warranties of title, SUBJECT to any unpaid taxes and assessments owing on said property and subject to such prior encumbrances, easements, leases, objections, conditions, restrictions, out-conveyances, Ad Valorem taxes (current and delinquent) and priority tax liens (if any) as may appear of record this conveyance is made accordingly.

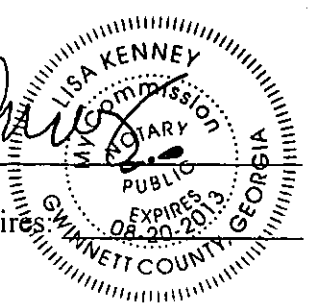
WITNESS my hand on this the 7th day of December, 2012.

JOHN A. MEDINA
Successor Trustee

STATE OF GEORGIA
COUNTY OF GWINNETT

On this the 7th day of December, 2012, before me personally appeared JOHN A. MEDINA to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of himself as successor trustee, acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal.



Notary Public
My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00, 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 this the 14th day of February, 2013.

Notary Public
My Commission Expires: 5/3/2016

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