PREPARED BY AND RETURN TO:
India Samuels
Shapiro & Kirsch, LLP
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BILL GARRETT, Davidson County
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SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 18, 2007, recorded in Instrument No. 20070202-0013849, in the Register's Office of Davidson County, Tennessee, Nola J. Allen AKA Nola Jean Allen, 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, the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument Number 20130118-0006165, 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, the holder requested said Substitute Trustee to, upon proper advertisement and notice, 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, the said property was by the Substitute Trustee, 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 February 14, 2013, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 12:00 PM; 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 $54,400.00, 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 Old Hickory, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Lot 76, Section D of Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 65 in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property; fronting 59.0 feet on Berry Street, containing 0.09 acres, more or less.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070202-0013849, 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. 20070202-0013849, in the Register's Office of Davidson County, Tennessee.

The last deed of record is QuitClaim Deed, recorded in Instrument Number 20050318-0029995, 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. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

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 19 day of Feb., 2013.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 19 day of February, 2013, before me, a Notary Public, in and for said State and County, personally appeared Philip Brooks, 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 _____

TAMARA SCAGGS
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 $54,400.00, 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 _____

TAMARA SCAGGS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

PROPERTY ADDRESS: 909 Berry Street, Old Hickory, Tennessee 37138

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 #12-043842 / FOR
Map & Parcel -04415009200

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COST OF PUBLICATION

First Insertion
Second Insertion
Third Insertion
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SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **February , 2013 at 12:00 PM local time,** at the Da-son County Courthouse, South Main door, e Public Square, Nashville, Tennessee, nducted by Shapiro & Kirsch, LLP Substitute stee, pursuant to Deed of Trust executed by la J. Allen aka Nola Jean Allen, unmarried, FMLS, INC., Trustee, on January 18, 2007 Instrument No. 20070202-0013849; of record in the Davidson County Register's fice.

Owner of Debt: Regions Bank, DBA Re-ons Mortgage, successor by merger with SouthTrust Bank

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

Described property located in Davidson County, Tennessee, to wit:

Lot 76, Section D of Village of Old Hickory, as shown on plan recorded July 18, 1948, Book 1424, Page 65 in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property; fronting 59.0 feet on Berry Street, containing 0.09 acres, more or less.

Street Address: 909 Berry Street, Old Hickory, Tennessee 37138

Parcel Number: 04415009200

Current Owner(s) of Property: Nola Jean Allen

The street address of the above described operty is believed to be 909 Berry Street, d Hickory, Tennessee 37138, but such ad-ess is not part of the legal description of the operty sold herein and in the event of any screpancy, the legal description referenced rein 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.

SALE IS SUBJECT TO ANY INTEREST THAT MAY EXIST IN UNRELEASED DEED OF TRUST OF RECORD AT INSTRUMENT NUMBER 20000707000759B; ASSIGNMENT AT INSTRUMENT NUMBER 20010326-0025787, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SALE IS SUBJECT TO ANY INTEREST THAT MAY EXIST IN UNRELEASED DEED OF TRUST OF RECORD AT INSTRUMENT NUMBER 20000713000B396; ASSIGNMENT AT INSTRUMENT NUMBER 20010617-0069263; IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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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File No. 12-043842
Jan. 11, 18, 25, 2013 FI17206

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:

January 11, 2013
January 18, 2013
January 25, 2013

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **25th** day of **January 2013,** 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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