This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 075 06 0 057.00
336 MONACO DR.
HERMITAGE, TN 37076

NO MORTGAGE
New Owner - Send Tax Bills:
REGIONS BANK
P.O. BOX 10063
BIRMINGHAM, AL 35202

BILL GARRETT, Davidson County
Trans:T20130030104 DEEDTRS
Recvd: 04/12/13 10:39 2 pgs
Fees:13.00 Taxes:255.78
20130412-0036412

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on AUGUST 11, 2006, FMLS, INC. was named Trustee in a Deed of Trust of even date executed by **DANIEL THOMPSON (A/K/A DAN THOMPSON, JR) AND MARIANNE THOMPSON (A/K/A MARIANNE M. THOMPSON), HUSBAND AND WIFE,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$68,000.00,** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20060908-0111635** 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 AND JESSICA D. BINKLEY,** either of whom may act, were appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20130222-0018235** 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: **MARCH 1, 2013/MARCH 8, 2013/MARCH 15, 2013** 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, APRIL 5, 2013 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,** 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 AS SUCCESSOR BY MERGER TO AMSOUTH BANK, P.O. BOX 10063, BIRMINGHAM, AL 35202,** submitted the highest and best bid in the amount of **$ 69,128.64** .

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:

THE FOLLOWING REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 353 ON THE PLAN OF HERMITAGE ESTATES, SECTION II, AS OF RECORD IN BOOK 3700, PAGE 23, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 353 FRONTS 80.0 FEET ON THE SOUTHERLY MARGIN OF MONACO DRIVE AND EXTENDS BACK 104.9 FEET ON THE EASTERLY LINE AND 130.0 FEET ON THE WESTERLY LINE TO A BROKEN REAR LINE ON WHICH IT MEASURES 113.58 FEET. SOURCE OF TITLE BOOK 7615 PAGE 338.

BEING THE SAME PROPERTY CONVEYED TO DAN THOMPSON, JR. AND WIFE, MARIANNE M. THOMPSON THEIRS HEIRS AND ASSIGNS, BY WARRANTY DEED DATED JULY 29, 1988 OF RECORD IN BOOK 7615, PAGE 338 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO THE FIRST DEED OF TRUST OF RECORD IN BOOK 9289, PAGE 267, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY.

THIS IS IMPROVED PROPERTY KNOWN AS 336 MONACO DR., HERMITAGE, TN 37076.

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 **APRIL 5, 2013.**

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 **APRIL 5, 2013**

Notary Public

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

My Commission Expires: 10-18-16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 69,128.64
***THIS AMOUNT INCLUDES CONSIDERATION FOR THE FIRST MORTGAGE WHICH THIS HAS BEEN TAKEN SUBJECT TO.**

Affiant

Subscribed and sworn to before me, this **5TH day of APRIL, 2013.**

Notary Public

My Commission Expires: 10/18/16

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

RETURN TO:
J. PHILLIP JONES
1800 HAYES STREET
NASHVILLE, TN 37203