This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 069 04 0 177.00
108E FAIRVIEW DR
NASHVILLE, TENNESSEE 37218

BILL GARRETT, Davidson County
Trans: T20140063034 DEEDTRS
Recvd: 08/26/14 08:46 2 pgs
Fees: 13.00 Taxes: 222.00
20140826-0077565

NO MORTGAGE
New Owner - Send Tax Bills:
REGIONS BANK
P.O. BOX 18001
HATTIESBURG, MS 39404

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **OCTOBER 31, 2007, EMMETT JAMES HOUSE OR BILL R. MCLAUGHLIN,** was named Trustee in a Deed of Trust of even date executed by **ROBERT BOND MILLER, A MARRIED PERSON (JOINED BY HIS WIFE, BETSY BASS MILLER)**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$80,500.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20071107-0131477,** 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/OR JESSICA D. BINKLEY**, either of whom may act, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20140708-0059772**, in the Register's Office for **DAVIDSON** County, Tennessee; I, **JESSICA D. BINKLEY**, 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: **JULY 18, 2014/ JULY 25, 2014/ AUGUST 1, 2014** 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, AUGUST 22, 2014 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, **JESSICA D. BINKLEY**, 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**, submitted the highest and best bid in the amount of **$60,000.00.**

NOW THEREFORE, in consideration of the premises, I, **JESSICA D. BINKLEY**, 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. 80, ON THE PLAN OF HAYNES PARK SUBDIVISION, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 51, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. SAID LOT NO. 80 FRONTS 71 FEET ON THE NORTHERLY SIDE OF EAST FAIRVIEW DRIVE AND RUNS BACK BETWEEN LINES, 178.86 FEET ON THE EASTERLY SIDE AND 144.04 FEET ON THE WESTERLY SIDE TO A LINE AT THE REAR ON WHICH IS MEASURED 82.11 FEET THERON.

LESS AND EXCEPT ALL OIL, GAS AND MINERALS, IN AND UNDER THE ABOVE DESCRIBED PROPERTY OWNED BY GRANTOR, IF ANY, WHICH ARE RESERVED BY GRANTOR.

BEING THE SAME PROPERTY CONVEYED TO LINCOLN TRUST COMPANY CUSTODIAN FBO ROBERT BOND MILLER 60433305 ("LINCOLN TRUST") BY SPECIAL WARRANTY DEED DATED MAY 21, 2002 OF RECORD IN INSTRUMENT NO. 20020619-0073980, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
ALSO BEING THE SAME PROPERTY CONVEYED FROM LINCOLN TRUST TO FISERV ISS & CO. FBO ROBERT BOND MILLER ("FISERV") BY QUITCLAIM DEED DATED AUGUST 8, 2005 OF RECORD IN INSTRUMENT NO. 20050816-0096574 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THEREAFTER THERE WAS A QUITCLAIM DEED FROM LINCOLN TRUST AS SUCCESSOR TO FISERV TO ROBERT BOND MILLER DATED SEPTEMBER 25, 2007 OF RECORD IN INSTRUMENT NO. 20070927-0115473 AND A QUITCLAIM DEED FROM ROBERT BOND MILLER TO CURTISWOOD, LLC DATED SEPTEMBER 11, 2007 OF RECORD IN INSTRUMENT NO. 20071226-0147063 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 108 E FAIRVIEW DR, NASHVILLE, TENNESSEE 37218.

I, **JESSICA D. BINKLEY**, 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 **AUGUST 22, 2014.**

Jessica D. Binkley, Substitute Trustee

JESSICA D. BINKLEY
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, **JESSICA D. BINKLEY**, 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 **AUGUST 22, 2014.**

Notary Public

J. PHILLIP JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 17, 2015

My Commission Expires: 8-17-15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $60,000.00.

Jessica D. Binkley
Affiant

Subscribed and sworn to before me, this **22ND day of AUGUST, 2014.**

Notary Public

J. PHILLIP JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 17, 2015

My Commission Expires: 8-17-15

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