This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 042 13 0 057.00
205 FOXBORO DR
MADISON, TENNESSEE 37115

BILL GARRETT, Davidson County
Trans: T20140063214 DEEDTRS
Recvd: 08/26/14 13:43 2 pgs
Fees: 13.00 Taxes: 419.03
20140826-0077771

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **FEBRUARY 27, 2002, FMLS, INC.,** was named Trustee in a Deed of Trust of even date executed by **LARRY THOMAS GRAHAM, UNMARRIED,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$81,000.00,** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20020313-0031324, AS MODIFIED IN INSTRUMENT NO. 20050706-0077537,** 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. 20140630-0057235,** 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,** 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 **$113,251.55.**

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:

ALL THAT PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN DAVIDSON COUNTY, TN AND KNOWN AND DESIGNATED AS LOT NO. 1 ON THE PLAN OF HEDGEWOOD HILLS, SECTION ONE, RECORDED IN BOOK 2900, PAGE 135, OF THE DAVIDSON COUNTY REGISTER OF DEEDS OFFICE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SUBJECT TO FIRST DEED OF TRUST OF RECORD IN INSTRUMENT NO. 20010212-0013550, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LARRY THOMAS GRAHAM AND WIFE, SANDRA M. GRAHAM BY WARRANTY DEED DATED APRIL 30, 1980 OF RECORD IN BOOK 5599, PAGE 184 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID SANDRA M. GRAHAM HAVING SINCE DIED ON OR ABOUT JUNE 28, 1997.

THIS IS IMPROVED PROPERTY KNOWN AS 205 FOXBORO DR, MADISON, TENNESSEE 37115.

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 $113,251.55.

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