BILL GARRETT, Davidson County
Trans:T20150009872 DEEDTRS
Recvd: 02/09/15 10:42 2 pgs
Fees:13.00 Taxes:166.95
20150209-0011760

This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 093 16 0 084.00
87 CLAIBORNE ST.
NASHVILLE, TENNESSEE 37210

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **DECEMBER 11, 1997, BILL R. MCLAUGHLIN AND ANNE B. DAVENPORT,** was named Trustee in a Deed of Trust of even date executed by **CAROLYN RUTH JOHNSON, AN UNMARRIED PERSON,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $49,600.00, principal, said Deed of Trust being recorded in **BOOK 10731, PAGE 623, AS MODIFIED IN INSTRUMENT NO. 20100315-0019585,** 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. 20141222-0117042,** 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 **DECEMBER 26, 2014/ JANUARY 2, 2015/ JANUARY 9, 2015** in **DAVIDSON/WILSON ZONE,** 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, FEBRUARY 6, 2015 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,** 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 **$45,122.36.**

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 184 IN MAURY CLAIBORNE'S ADDITION TO NASHVILLE, A PLAN OF WHICH IS OF RECORD IN BOOK 21, PAGE 84 & 85, SAID REGISTER'S OFFICE.

SAID LOT NO. 184 FRONTS 35 FEET ON THE EAST SIDE OF CLAIBORNE STREET AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO CAROLYN RUTH JOHNSON, UNMARRIED, BY WARRANTY DEED DATED DECEMBER 11, 1997 OF RECORD IN BOOK 10731, PAGE 620, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SEE DECLARATION OF RESTRICTIVE COVENANTS IN BOOK 10731, PAGE 632, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 87 CLAIBORNE ST, NASHVILLE, TENNESSEE 37210.

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.

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 **FEBRUARY 6, 2015**.

Notary Public

My Commission Expires: 10.18.16

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $45,122.36.

Affiant

Subscribed and sworn to before me, this **6TH day of FEBRUARY, 2015.**

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