This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 017 00 0 077.00
5630 LICKTON PIKE
GOODLETTSVILLE, TENNESSEE 37072

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

BILL GARRETT, Davidson County
Trans:T20150105411 DEEDTRS
Recvd: 12/14/15 14:20 2 pgs
Fees:13.00 Taxes:166.23
20151214-0125563

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **DECEMBER 14, 2007, FMLS, INC.,** was named Trustee in a Deed of Trust of even date executed by **PATRICIA A HAUN AKA PATRICIA HAUN AKA PATRICIA ANN HAUN; DENNIS H HAUN AKA DENNIS HAUN AKA DENNIS HOMER HAUN; WIFE AND HUSBAND,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$89,700.00,** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20080212-0014121,** 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. 20151026-0108877,** 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: **NOVEMBER 4, 2015/ NOVEMBER 11, 2015/ NOVEMBER 18, 2015** in **ALL TENNESSEAN,** 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, DECEMBER 11, 2015 AT 3:00 P.M., AT THE FRONT ENTRANCE OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, 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,** submitted the highest and best bid in the amount of **$44,928.04.**

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:

SITUATED IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE:

BEGINNING AT 15 INCH HACKBERRY TREE IN THE SOUTHERLY PROPERTY LINE OF THE PROPERTY OF MRS. ROSA HENLEY GREER, MENTIONED ABOVE, 290 FEET FRO, ELM NEAR A BLUFF MENTIONED IN HER AFORESAID DEED; THENCE FROM SAID HACKBERRY TREE, SOUTH 7-1/2° WEST 290 FEET TO SAID ELM TREE NEAR BLUFF; THENCE SOUTH 12- 1/2° EAST 88 FEET TO AN IRON PIN IN THE CENTER OF LICK TON PIKE; THENCE IN A NORTHERLY DIRECTION WITH THE CENTER OF LICK TON PIKE, 125 FEET TO AN IRON PIN IN THE CENTER THEREOF; THENCE IN A NORTHWESTERLY DIRECTION 325 FEET TO AN IRON PIN 150 FEET NE OF THE POINT OF BEGINNING; THENCE 150 FEET IN A SOUTHWESTERLY DIRECTION TO THE POINT OF BEGINNING.

KNOWN: 5630 LICKTON PIKE

PARCEL: 19-017-00-0-077.00

BEING THE SAME PROPERTY CONVEYED TO GRANTOR(S) FROM THE GRANTEE(S) BY DEED OF RECORD, IN DEED BOOK, DB 4741, PAGE 82 AND RECORDED 04/24/1973 IN THE DAVIDSONS CLERK OFFICE.

ALSO BEING THE SAME PROPERTY CONVEYED TO DENNIS HOMER HAUN AND WIFE, PATRICIA ANN HAUN BY DEED DATED AUGUST 24, 1973 AND RECORDED AUGUST 27, 1973 IN BOOK 4741, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID DENNIS HOMER HAUN HAVING SINCE DIED ON OR ABOUT APRIL 4, 2009 LEAVING PATRICIA ANN HAUN AS THE SURVIVING TENANT BY THE ENTIRETY. SAID PATRICIA ANN HAUN HAVING SINCE DIED ON OR ABOUT JULY 4, 2010.

THIS IS IMPROVED PROPERTY KNOWN AS5630 LICKTON PIKE, GOODLETTSVILLE, TENNESSEE 37072.

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 **DECEMBER 11, 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 **$44,928.04.**

Affiant

Subscribed and sworn to before me, this **11TH day of DECEMBER 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