SPECIAL WARRANTY DEED

Instr:200003070023197 Page: 1 OF 3
REC'D FOR REC 03/07/2000 12:09:11PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $259.00

Name and Address of New Owner:
Paul Pate and George Stallings
442 East Iris
Nashville, TN 37204

Send Tax Bills to:
Same as New Owner

Map and Parcel No.
Map 42-7A
Parcel No. 76

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **REGIONS MORTGAGE, INC.** ("Grantor"), has bargained and sold, and hereby transfers and conveys to **PAUL PATE AND GEORGE STALLINGS AS TENANTS IN COMMON** ("Grantees"), their successors, heirs and assigns, certain land in **DAVIDSON** County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantees, their successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Any and all matters as set forth on the Plan of HERITAGE SQUARE, PHASE THREE, as of record in Book 5200, Page 539, Register's Office for Davidson County, Tennessee and subject to property taxes for the year 2000, a lien, but not yet due and payable.

Grantor covenants with Grantees that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantees, their successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise.

Executed this the 28th day of February, 2000.

REGIONS MORTGAGE, INC.

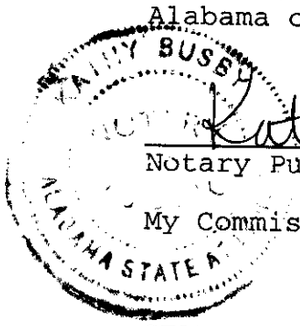
By: _____
Stanley E. Weir
TITLE: Vice President

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

STATE OF ALABAMA
COUNTY OF JEFFERSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared STANLEY E. WEIR with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice-President of Regions Mortgage, Inc., the within named bargainor, a corporation, and that he as such Vice-President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Stanley E. Weir as such Vice-President.

Witness my hand and official seal at office at Birmingham, Alabama on this the 28 day of February, 2000.



Notary Public

My Commission Expires: 9-9-2003

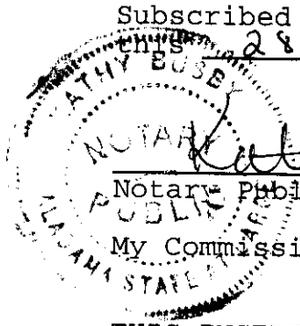
STATE OF Alabama
COUNTY OF JEFFERSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $70000.00.

Regions Mortgage, Inc.

by:
Affiant

Subscribed and sworn to before me
this 28 day of February, 2000.



Notary Public

My Commission Expires: 9-9-2003

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
223 MADISON STREET, S. 103
MADISON, TN 37115

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 331 of Heritage Square, Phase Three, as of record in Book 5200, Page 539, as revised in Plat Book 5200, Page 744, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

BEING the same property conveyed to Regions Mortgage, Inc. by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, dated January 19, 2000; recorded January 31, 2000 at 10:29 AM as Instrument No. 200001310009551 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 1000 PEWTER COURT, MADISON, TN 37115