Davidson County DEEDWARR
Recvd: 08/30/04 10:52 3pgs
Fees:18.00 Taxes:99.90
20040830-0104384

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Bruce M. Yazzie **179 Robinhood Circle** **Hendersonville, TN**	**New Owner**	**043-10-0-A-059.00CO**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Regions Bank (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Bruce M. Yazzie (herein referred to as "Grantee"), his heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Being Unit No. C-207 (59), on the plan of Madison Park Condominiums, Building "C", Horizontal Property Regime, of record in Plat Book 5200, pages 179-182, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Regions Bank by Trustee's Deed from of record in Instrument No. 20040726-0088901, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from

any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2004 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 27th day of August, 2004.

GRANTOR:

REGIONS BANK

By: _____
Arthur M. Willard
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the consideration for this transfer or the value of the property is $27,000.00.

_____
AFFIANT

Subscribed and sworn to before me, this 27th day of August, 2004.

_____
NOTARY PUBLIC

My Commission Expires: 9-30-06

KIMBERLEY R. MARKUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kimberley R. Mankin, a Notary Public for the state and county aforesaid, Arthur M. Willard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Regions Bank, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 27th day of August,2004.

Kimberley R. Mankin
NOTARY PUBLIC

KIMBERLEY R. MANKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-30-06