27-A

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This instrument prepared by
and after recording return to:

Mark W. Kilpatrick, Attorney
213 Ward Circle, Suite 200
Brentwood, Tennessee 37027

Map 96

Send Tax Bills to:

Group ~~Map:~~ 5-O-A

New Owner

Parcel: 48-CO

Address of New Owner:

H & H Properties, LLC
P. O. Box 756
Fayetteville, Tn 37334

Davidson County DEEDWARR
Recvd: 10/08/04 09:01 2pgs
Fees:13.00 Taxes:268.25

20041008-0121639

****

S P E C I A L W A R R A N T Y D E E D

That **Regions Bank** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **H & H Properties, LLC**, (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in the Davidson County, Tennessee, being Unit No. B3U on the Plan of Cameron Park Office Center, Condominium Office, of record in Plat Book 6200, page 49, Register's Office for said County, to which Plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Cameron Park, a horizontal property regime established by Master Deed and By-Laws of record in Book 6297, page 851, said Register's Office.

Being the same property conveyed to Regions Bank by Trustee's Deed from Sam J. McAllester, III, Substitute Trustee, of record as Instrument No. 20030818-0119482, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements as may be of record.

This is improved property commonly known as: 211 Donelson Pike, Unit 208, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for itself and its heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself, its successors

and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantee, its successors and assigns, against only such persons whosoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of this, the **6th** day of **October , 2004.**

Regions Bank

By: _____
Arthur M. Willard

Title: Vice President

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said County and State, **Arthur M. Willard** , 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, and who further acknowledged upon oath or affirmation that **he** is **Vice President** of Regions Bank, the maker, and is authorized by maker to execute this document on its behalf.

WITNESS my hand and official seal, at Office, this 6th day of **October , 2004.**

_____
Notary Public

My Commission Expires: 4/26/05

MARK W. KILPATRICK
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

State of Tennessee
County of Williamson

The actual consideration or value for this property (whichever is greater) is $72,500.00 .

Sworn to and subscribed before me this 6th day of **October , 2004.**

_____
Notary Public

_____
Affiant

My Commission Expires: 4/26/05

MARK W. KILPATRICK
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.