Davidson County DEEDWARR
Recvd: 03/14/05 15:10 3 pg:
Fees:18.00 Taxes:629.00
20050314-0028007

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.:
Robert D. Dunn **Mary P. Dunn** **408 Northwind Court** **Goodlettsville, TN 37072**	SUNTRUST MORTGAGE, INC P.O. Box 305110 Nashville, TN 37210-5110	**033-10-0-018.00**

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 Robert D. Dunn and wife, Mary P. Dunn (herein referred to individually and collectively as "Grantee"), their heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Being Lot No. 16, Ridgemont Estates, Section One, which plan appears of record in Book 5050, page 73, Register's Office for said County, to which plan reference is made for a particular description of said lot.
>
> Being the same property conveyed to Regions Bank by Trustees Deed of record in Instrument No. 200407260088900, Register's Office of Davidson County, Tennessee.

The street address of the property is believed to be 408 Northwind Court, Nashville, Davidson County, Tennessee 37072, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

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 2005 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 11th day of March, 2005.

GRANTOR:

Regions Bank

By: _____
Art 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 $170,000.00.

AFFIANT

Subscribed and sworn to before me, this 11th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 9-30-06

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kimberley R. Mankin, a Notary Public for the state and county aforesaid, Art 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 11th day of March, 2005.

NOTARY PUBLIC

My Commission Expires:

9-30-06