THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $59,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 28th DAY OF September, 2005.

Notary Public
My Commission Expires: 1/24/09

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/30/05 12:46 2 pgs
Fees:13.00 Taxes:221.63
20050930-0117756

FROM:	TO:
Regions Bank, Successor By Merger with Union Planters Bank	James R. Adams

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
James R. Adams 1610 Averton Street Old Hickory, TN 37138	Regions Bank dba Regions Mtg. 215 Forrest St., 7th Floor Hattiesburg, MS 39401	MAP #53-12 PARCEL #100

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Regions Bank, an Alabama banking corporation, successor by merger with Union Planters Bank, National Association, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto James R. Adams, _____, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

BEING the northwesterly 45 feet of the southerly 100.75 feet of Lots Nos. 21 and 22 of Block 5 on said plan. Said part of said Lots Nos. 21 and 22 front 45 feet, more or less, on the southwesterly side of Elliott Drive and extends back between parallel lines 100 feet to the northeasterly line of Lot No. 20.

For identification purposes, this is the same property known as Pt. of Lot 21 and 22, Block 5, Dabbs and Elliott Subdivision of record in Book 547, Page 97, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Union Planters Bank, National Association, by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, of record in Instrument 20040426-0047065, said Register's Office.

The street address of the Real Property is 2804 Elliott Drive - Old Hickory, TN. 37138, ____ Unimproved/ __X__ Improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

AND THE GRANTOR, DOES HEREBY COVENANT with the GRANTEE, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, and under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The GRANTEES have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by GRANTOR, but on their own judgment.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

FILE BOX 45

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 23rd day of September, 2005.

GRANTOR
Regions Bank, an Alabama banking corporation,
Successor by merger with Union Planters Bank, National Association

By: _____

Title: Vice President

REGIONS BANK CORPORATE SEAL AN ALABAMA BANKING CORPORATION

STATE OF MISSISSIPPI
COUNTY OF FORREST

Personally appeared before me, the undersigned authority in and for the said County and State, on this 23rd day of September, 2005, within my jurisdiction, the within named Gary H. Seyfarth, Jr., who acknowledges that he is Vice President, of Regions Bank, (Successor by merger with Union Planters Bank, National Association), and that for and on behalf of Regions Bank, and as its act and deed in its said representative capacity, he/she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

MICHAEL W. PETERS, JR., FORREST COUNTY, MS NOTARY PUBLIC

_____
Notary Public, ~~State~~ of Mississippi
Notary's Commission Expires: _____

MY COMMISSION EXPIRES MAY 20, 2007