This Instrument prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/27/05 10:18 2 pgs
Fees:13.00 Taxes:906.50
20051227-0153643

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Selene D. Julia	SAME	MAP 176-00
4273 Maxwell Road		PARCEL 064
Antioch, TN 37013		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Regions Bank**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Selene D. Julia and husband Gregory W. Julia** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 1 on the Re-Subdivision of the Judith A. Butler property of record in Plat Instrument No. 2000092100940431, Register's Office for Davidson County, Tennessee and described as follows: South 00 degrees 31 minutes 57 seconds East 540.38 feet to a point; thence South 80 degrees 18 minutes 01 seconds East 223.81 feet to a point; thence South 85 degrees 26 minutes 47 seconds East 276.25 to the point of beginning.
>
> Being the same property conveyed to Union Planters National Association by Trustee's Deed of record in Instrument No. 20050318-0029919, Register's Office for Davidson County, Tennessee. Union Planters National Association is now known as Regions Bank.

This is ( ) UNIMPROVED

(X) IMPROVED property known as 4273 Maxwell Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 13 day of December, 2005.

Regions Bank

By: _____

Its: Vice President

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public of said county and state, William D. Beaird 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 as the Vice President of **Regions Bank**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13 day of December, 2005.

_____
Notary Public

My Commission Expires: 5/29/08

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $**245,000.00**.

_____
Affiant

Subscribed and sworn to before me this 15 day of December, 2005.

_____
Notary Public

My Commission Expires:

JIM R. VANDERPOOL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY TN