Bk 28A

Davidson County DEEDWARR
Recvd: 01/04/06 13:26 2 pgs
Fees:13.00 Taxes:525.10
20060104-0001129

0604 0008

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,919.00

Russell Frederick
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF December, 2005

Brandy K. Pirk
NOTARY PUBLIC

My Commission expires: 11-25-06

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV 25, 2006

THIS INSTRUMENT PREPARED BY
Devereaux D.Cannon, Jr., Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
RUSSELL FREDERICK (NAME) 1877 ANNALEE DRIVE (ADDRESS) ANTIOCH, TN 37013 (CITY) (STATE) (ZIP)	SAME (NAME) (ADDRESS) (CITY) (STATE) (ZIP)	Map: 174-11-A-046.00 Parcel: Map: Parcel: Map: Parcel:

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration , 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 does transfer and convey unto

RUSSELL FREDERICK

hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 145, on the Plan of Cane Ridge Farms, Section One, Phase Two, of record as Instrument No. 20010404-0032708, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to UNION PLANTERS BANK, NATIONAL ASSOCIATION, by deed of record as Instrument No. 20030314-0034358, said Register's Office..

This is improved property located at 1877 Annalee Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under GRANTOR, but no further or otherwise.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship I 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.

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

WITNESS my hand this 29th day of December, 2005

REGIONS BANK, AN ALABAMA BANKING CORPORATION, SUCCESSOR BY MERGER WITH UNION PLANTERS BANK, NATIONAL ASSOCIATION

BY: _____

TITLE: Executive Vice President

STATE OF Mississippi

COUNTY OF Forrest

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Morgan McCarty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Executive Vice Pres. dent of REGIONS BANK within named bargainor, a corporation, and that he/she as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as such _____.

Witness my hand and official seal at this 14th day of December, 2005

_____
Notary Public

Commission expires: _____

MY COMMISSION EXPIRES MAY 20, 2007

