This instrument prepared by:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 01/06/06 10:48 2 pgs
Fees:13.00 Taxes:218.30
20060106-0002200

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO.: |
|---|---|---|
| Adrian Davis<br>3165 Gwynnwood Drive<br>Nashville, TN 37207 | Adrian Davis<br>3165 Gwynnwood Drive<br>Nashville, TN 37207 | 60-1-107 |

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Regions Bank, an Alabama banking corporation, successor by merger with Union Planters Bank, N.A.** have this day bargained and sold, and do hereby transfer and convey unto the said **Adrian Davis, a single man**, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot 74, GOLDEN VALLEY ESTATES, SECTION ONE, as shown on plat of record in Plat Book 4175, Page 142, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Union Planters Bank, N.A. by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, recorded on the 29th day of April, 2005 in Instrument No. 20050429-0047984, in the Register's Office for Davidson County, Tennessee. Said Union Planters Bank, N.A. having since merged with Regions Bank, an Alabama Banking Corporation.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 4175, page 142 and Book 4447, page 108 and Book 4447, page 594, Register's Office for Davidson County, Tennessee.

This is improved property, known as **3165 Gwynnwood Drive, Nashville, TN 37207**

AND THE GRANTOR, DOES HEREBY CONVENANT 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, or 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.

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

Witness our hand this 30th day of December, 2005, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

**Regions Bank**

BY: _____
Brenda Goff

REGIONS BANK NOTICE 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 30th day of December, 2005 within my jurisdiction, the within named Brenda Goff who acknowledges that she is Vice President of Regions Bank, and that for and on behalf of Regions Bank, and as its act and deed in its said representative capacity 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

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $59,000.00.

_____
Affiant

Subscribed and sworn to before me this the 30th day of December 2005.

_____
Notary Public

My commission expires: 7-29-06

(Affix Seal)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.