Davidson County DEEDWARR
Recvd: 01/11/06 14:39 2 pgs
Fees:13.00 Taxes:388.50

20060111-0004466

# SPECIAL WARRANTY DEED

B-HB-05-208

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TERASINA D. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2009

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21ST Avenue South
Nashville, Tennessee 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: (NAME) | MAP-PARCEL |
|---|---|---|
| Donna R. Purnell | Same | |
| 208 Norway Terrace (ADDRESS) | 133-08076.00 (ADDRESS) | |
| Nashville, Tennessee 37211 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS; cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we REGIONS BANK DBA REGIONS MORTGAGE SUCCESSOR BY MERGER WITH UNION PLANTERS BANK, N.A., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DONNA R. PURNELL, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 90, PHASE I, VALLEY VIEW TERRACE, as shown on plat of record in Plat Book 5200, Page 77, 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 Regions Bank dba Regions Mortgage Successor by merger with Union Planters Bank, N.A. by Substitute Trustee's Deed from Denise Griffin, as Substitute Trustee, recorded the 24th day of October, 2005 in Instrument No. 20051024-0127738, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 5200, page 77; Book 5173, page 550; Book 5329, page 242; Book 5323, page 310 and Book 5733, page 375, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 208 Norway Terrace, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. 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.

Witness my/our hand(s) this 6th day of January, 2006.

Regions ~~Bank~~ dba Regions Mortgage Successor by merger with Union Planters Bank, N.A.

BY:

STATE OF TN
COUNTY OF Shelby

Personally appeared before me the undersigned a Notary Public for said County and State, Tania Moore, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged her self to be the Banking Officer of Regions Bank dba Regions Mortgage Successor by merger with Union Planters Bank, N.A., the within named bargainor, a corporation, and that she as such Banking Officer being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by her self as Banking Officer.

Witness my hand and official seal at Memphis, Tennessee on this 6th day of January, 2005.

S. J. MOORE
NOTARY PUBLIC

My Commission Expires: 3/24/08

S. J. MOORE NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE MY COMMISSION EXPIRES FEB. 20, 2008

**RETURN TO:**
**RUDY TITLE AND ESCROW, LLC.**
2012 21st Avenue South
Nashville, Tennessee 37212