THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

Davidson County DEEDWARR
Recvd: 05/08/06 13:58 2 pgs
Fees:13.00 Taxes:370.96
20060508-0053473

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
John Vincent 1314 Hickory Park Court W. Antioch, TN 37013	NEW OWNER	162-16-0-029.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $100,259.00.

Affiant

Subscribed and sworn to before me this 28th day of April, 2006

Notary Public
My Commission Expires: 5/26/09

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Regions Bank** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **John Vincent and wife, Tiffany Vincent**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Antioch, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 38-A on the Plan of Hickory Park Villas Section 2 Zone Lot Division as of record in Book 6250, page 598, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Littleton H. Wade gy Warranty Deed from Barry Zeitlin and wife, Linda Zeitlin, dated April 27, 2004 and recorded in Instrument No. 20040505-005085 Register's Office for Davidson County, Tennessee. Subsequently conveyed to Regions Bank by Trustee's Deed from Aaron L. Squyres, Successor Trustee and Angela Martin, Co-Trustee dated December 29, 2005 and filed for record in Instrument No. 20060106-0001937 said Register's Office.

This conveyance is made subject to property taxes for the year 2006 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Taxes for the year 2006 and following, a lien not yet due and payable. All matters as set forth per Plat of record in Book 6250 , Page 598 , Register's Office for Davidson County, Tennessee. Charter of Home Owners Association of record in Book 7891, page 217 said Register's Office. Restrictive covenants recorded in Book 6815, Page 800, Davidson County Register's Office.. Sewer Easement of record in Book 5239, page 26, Register's Office for said county.

THIS IS improved PROPERTY KNOWN AS 1314 Hickory Park Court W., Antioch, TN 37013

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 28th day of April, 2006

Regions Bank

BY: _____
William D. Beaird, Vice-President

STATE OF ~~TENNESSEE~~ ALABAMA
COUNTY OF ~~Davidson~~ Jefferson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared , William D. Beaird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the Vice-President of Regions Bank the within named bargainor, and that as such Vice-President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the bargainor by himself/herself as Vice-President

Witness my hand and seal, at office in Tennessee, this the 28th day of April, 2006

_____
NOTARY PUBLIC

My Commission Expires: _____

KATHY BUSBY
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 9-9-2007