Davidson County DEEDWARR
Recvd: 05/17/06 11:04 4 pgs
Fees:23.00 Taxes:370.00
20060517-0057715

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of April, 2006, by and between Regions Bank, Successor by merger with Union Planters Bank, National Association, by and through its attorney in fact, parties of the first part, and Phillip A. Hart, parties of the second part.

WITNESSETH: That for and in consideration of $10.00, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part of the following described real estate, situated and being Nashville, County of Davidson, State of Tennessee.

Land in Davidson County, Tennessee being Lot No. 1, on the plan of J.A. Demontbreun ReSubdivision of Lots 75, 76, 77, 78, 79, 80 and 81 of R.M. Dudley's Property, as of record in Book 974, Page 68, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Regions Bank, successor by merger with Union Planters Bank, National Association by Substitute Trustee's Deed recorded in Instrument No. 20060517 0057561 Register's Office for Davidson County, Tennessee..

PARCEL NO. 072 – 07- 0 276.00

Property also known as: 1417 McGavock Pike, Nashville, Tennessee, 37217

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

Homeplace Title LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, TN 37027

HP 0047

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second party, their heirs and assigns in fee simple forever.

The said parties of the first part does hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered.

This is a Special Warranty Deed & is warranted by the Seller through & under it only, but not otherwise. The property is subject to any subdivisions restrictions, building lines, easements of record and 2003 City and County Real Estate taxes, not yet due and payable.

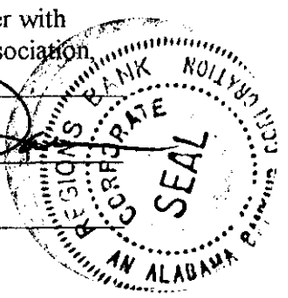
AND THE GRANTOR DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representations or warranties of any kind or character express 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 the same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

WITNESS the signature of the said party of the first part the day and year first above written.

Regions Bank, successor by merger with
Union Planters Bank, National Association,
its successors and assigns

BY: _____
Marianne Garner
ITS: Vice President



STATE OF Mississippi
COUNTY OF Forrest

Before me, a Notary Public in the State and County aforesaid, appeared with whom I am personally acquainted an who upon oath, acknowledged herself to be the Vice President of Regions Bank, successor by merger with Union Planters Bank, National Association, its successors and assigns, the within named bargainor, a corporation, and that she as such being

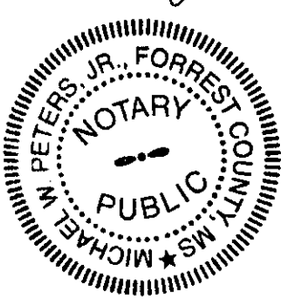
authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such Vice-President.

WITNESS my hand an Official Seal this 17th day of April, 2006.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES MAY 20, 2007



STATE OF Tennessee
COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,000.00, which amount is equal or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 20th day of April, 2006.

Notary Public

My Commission Expires:

DAWN D. CHASE NOTARY PUBLIC LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 5/23/2006

(FOR RECORDING DATA ONLY)

Property Address:
1417 McGavock Pike
Nashville, Tennessee, 37217

New Owner & Mail Tax Bills To:

Property Address

This Instrument Prepared By:
HomePlace Title LLC
5560 Franklin Pike Circle, Ste. 101
Brentwood, Tennessee, 37027

File No: RT-0334