Davidson County DEEDWARR
Recvd: 05/01/06 09:31 3 pgs
Fees:18.00 Taxes:369.26
20060601-0064233

This instrument was prepared by Regions Bank, 215 Forrest Street, Hattiesburg, Mississippi 39401. The name and address of the new owner and to whom the tax statement should be sent to Dennis Hoeppner, 1209 Rosebank Ave Nashville, TN 37206

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 99,800.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 4th day of May, 2006.

Notary Public

My Commission Expires:

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

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ninety Nine Thousand Eight Hundred and no/100 ($99,800.00) DOLLARS, cash in hand paid, and other goods and valuable considerations, the receipt of which is hereby acknowledged, REGIONS BANK, AN ALABAMA BANKING CORPORATION, FKA UNION PLANTERS BANK, N.A. ("Grantor"), this date has bargained and sold, and by these presents does transfer and convey unto, DENNIS HOEPPNER, ("Grantee"), the following described real estate situated in Davidson County, Tennessee:

Lot Number 3, Rose Estates, as of record in Book 3600, Page 37, Register's Office for said county as follows:

Lot Number 3 fronts 78.5 feet on the east side of Rosebank Avenue and extends back 148.26 feet on the south line and 195.28 feet on the north line, to a dead line in the rear, on which it measures 91.50 feet.

Being the same property conveyed to Regions Bank, an by Deed of record in Record in 20060601 0064232, Register's Office of Davidson County, Tennessee.

This conveyance is made expressly subject to all current and past due taxes and assessments, and subject to all prior reservations, restrictions, conditions and easements of record, and subject to any roadways or rights-of-way extending into, through, or under said property. Said sale is also subject to any liens and/or rights of redemption belonging to the Internal Revenue Service or the State of Tennessee.

The address of the above-described property is 1209 Rosebank Avenue, Nashville, TN

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining unto the said part of the second part, his heirs, successors and assigns in fee simple forever. 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 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 representations 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 Grantee has inspected the property and is purchasing the same based on no representations or warranties, expressed or implied, made by Grantor, but on its own judgment.

In Witness Whereof, REGIONS BANK, AN ALABAMA BANKING CORPORATION, FKA UNION PLANTERS BANK, N.A., has caused this instrument to be executed by its Vice President on this 3rd day of May, 2006.

REGIONS BANK, AN ALABAMA BANKING CORPORATION, FKA UNION PLANTERS BANK, N.A.

By: Marianne Garner
Its: Vice President

REGIONS BANK CORPORATE SEAL AN ALABAMA BANKING CORPORATION

STATE OF MISSISSIPPI)

COUNTY OF FORREST)

Personally appeared before me, a Notary Public in and for said County and State, on this 3rd day of May, 2006, within my jurisdiction, the within named Marianne Garner, with whom I am personally acquainted and who upon oath acknowledged herself to be Vice President, of Regions Bank, and that for and on behalf of said corporation and as its act and deed in its said representative capacity she executed the above and forgoing instrument, after first having been authorized by said corporation so to do.

MICHAEL W. PETERS, JR., FORREST COUNTY, MS NOTARY PUBLIC

Notary Public
My Commission Expires: MY COMMISSION EXPIRES MAY 20, 2007

Grantor's Address: Prepared By:
Regions Bank
215 Forrest Street
Hattiesburg, MS 39401

Grantee's Address:
Dennis Hoeppner
808 Quail Valley Dr.
Brentwood, TN 37027

Send Property Taxes To:
Address Above

When Recorded Return To:

Homeplace Title
7100 Executive Center Dr.
Brentwood, TN 37027

Map 084-01.D
Parcel 122.00

File No.: 20060065

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of, Section One Rose Estates of record in Plat Book 3600, Page 37, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 3 fronts 78.5 feet on the east side of Rosebank Avenue, and extends back 148.26 feet on the south line and 195.28 feet on the north line, to a dead line in the rear, on the which it measures 91.50 feet.