Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

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 Daniel Gamsky, P.O. Box 62285 Ft. Myers, FL 33906.

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $46,000.00, 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 27th day of July, 2006.

Notary Public

My Commission Expires:
7-19-08

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

For and in consideration of the sum of FORTY SIX THOUSAND AND NO/100 ($46,000.00) DOLLARS, cash in hand paid, and other goods and valuable considerations, the receipt of which is hereby acknowledged, REGIONS BANK, AN ALABAMA BANKING CORPORATION, ("Grantor"), this date has bargained and sold, and by these presents does transfer and convey unto, DANIEL GAMSKY, unmarried, ("Grantee"), the following described real estate situated in Davidson County, Tennessee:

Lot Number 65 on the Map of the Eastmoreland Place, as of record in Book 161, Page 170, Register's Office for Davidson County, Tennessee.
Said Lot Number 65 fronts 50 feet on the northerly side of Lucile Street, and runs back between lines, 135 feet to an alley.

Being the same property conveyed to Regions Bank, by Substitute Trustee's Deed of record in Instrument Number 20060517-0057828, 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 213 Lucile Street, Nashville, TN 37207.

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

Davidson County DEEDWARR
Recvd: 08/04/06 15:09 2 pgs
Fees:13.00 Taxes:170.20
20060804-0095903

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, has caused this instrument to be executed by its Vice President on this 26th day of July, 2006.

REGIONS BANK

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 26th day of July, 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.

REGINA NORSWORTHY GREENE COUNTY MS NOTARY PUBLIC

Regina Norsworthy
Notary Public
My Commission Expires: June 13, 2009

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

Grantee's Address:
Daniel Gamsky
P.O. Box 062285
Ft. Myers, FL 33906

MAP 71-15
PARCEL 37.00