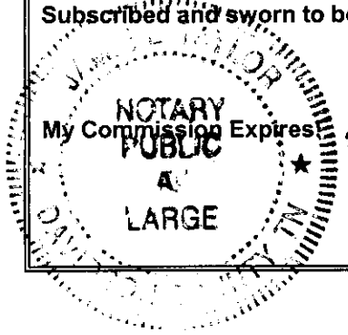
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Subscribed and sworn to before me, this 26th day of September, 2006.



My Commission Expires: 9-19-09

Linda Hunt
Affiant

Notary Public

Davidson County DEEDWARR
Recvd: 10/12/06 08:39 2 pgs
Fees:13.00 Taxes:259.00



20061012-0126647

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BOULEVARD, SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
JOHN L. SCOTT 1908 PIEDMONT AVENUE NASVHILLE, TN 37216 MAP & PARCEL NO. 072-12-0/162.00	John L. Scott 579 Lakeshore Dr. Old Hickory, TN 37138

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

REGIONS BANK, DBA REGIONS MORTGAGE, SUCCESSOR BY MERGER WITH UNION PLANTERS BANK, N.A.,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

JOHN L. SCOTT, a married man,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Described property located in Davidson County, Tennessee, to wit:

Lot 132, on the Plan of Dalewood, Section II, as of record in Book 1835, page 6, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Said Lot Number 132 fronts 80 feet on the southerly side of Piedmont Avenue and runs back between parallel lines 157 feet to a dead line.

Being the same property conveyed to ***REGIONS BANK, DBA REGIONS MORTGAGE, SUCCESSOR BY MERGER WITH UNION PLANTERS BANK, N.A.*** by Special Warranty Deed from Federal National Mortgage Association, which is being filed of record simultaneously herewith in Instrument No. 20061012-0126646, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: ***1908 PIEDMONT AVENUE, NASHVILLE, TN 37216***

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* 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.

AND THE GRANTOR, DOES HEREBY CONVENANT 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 representation or warranties of any kind of character expressed 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 same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

WITNESS OUR HANDS THIS 25th DAY OF SEPTEMBER, 2006.

REGIONS BANK, DBA REGIONS MORTGAGE, SUCCESSOR BY MERGER WITH UNION PLANTERS BANK, N.A.

by: Marianne Garner
its: Vice President

STATE OF MISSISSIPPI
COUNTY OF FORREST

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Marianne Garner, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Vice President of *REGIONS BANK, DBA REGIONS MORTGAGE, SUCCESSOR BY MERGER WITH UNION PLANTERS BANK, N.A.*, the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 25th day of September, 2006.

MY COMMISSION EXPIRES JUNE 15, 2010

My Commission Expires:

Notary Public

NANCY J. HARRINGTON, LAMAR COUNTY, MS NOTARY PUBLIC

SPECIAL WARRANTY DEED

RETURN TO:
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

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