# SPECIAL WARRANTY DEED




STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of February, 2007

Notary Public

MY COMMISSION EXPIRES: 7-26-09

(AFFIX SEAL)

BOX 13
# 12436

**THIS INSTRUMENT WAS PREPARED BY**
**Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142**
**Nashville, Tennessee 37211**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Lusan Properties, LLC** | NEW OWNER | **82-8-62** |
| (NAME) | (NAME) | |
| 126 Plantation ct. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Regions Bank**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lusan Properties, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in, Davidson County, Tennessee, being Lot No. 71 on the westerly 10 feet of Lot No. 72 in the Bransford Realty Company Subdivision of the McWhirter and Love McFerrion Tract. The plan of which is of record in Book 421, Page 52, R.O.D.C. Tennessee. Said lot and part of said lot adjoin and front together 50 feet on the northerly side of Marina Street and extends back in a northerly direction along the easterly margin of Fite Street 150 feet to a 12 ft. alley in the rear:

**Land in, Davidson County, Tennessee, being the easterly 25 feet of Lot No. 72 and the westerly 25 feet of Lot No. 73 in the Bransford Company's Subdivision of the McWhirter and Love McFerrion Tract, the plan of which is of record in Book 421, Page 52, of the Register's Office for Davidson County, Tennessee.**

Said part of Lots adjoin and front together 50 feet on the northerly side of Marina Street, and extend back in a northerly direction between parallel lines 150 feet to a 12 foot alley in the rear, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Regions Bank, by deed of record in Instrument No. 20060522-0059511 and Instrument No. 20060823-0103917, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

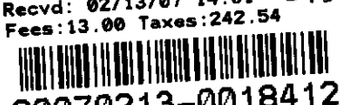
unimproved ☐

This is improved ■ property, known as **819 Marina Street, Nashville, TN 37206**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Davidson County DEEDWARR
Recvd: 02/13/07 14:01 2 pg
Fees:13.00 Taxes:242.54



20070213-0018412

Witness my hand this 6th day of February, 2007

Regions Bank

By: _____

Stanley E. Weir, Vice President Regions Bank

STATE OF

COUNTY OF

Before me, the undersigned, a Notary Public in and for the state of County 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 to be the Vice President of Regions Bank, a corporation, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at Birmingham, Alabama this 6 day of Februrary, 2007.

Commission expires: 5/29/08

_____ Notary Public