Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
956-77298

Davidson County DEEDWARR
Recvd: 03/19/07 12:27 4 pgs
Fees:23.00 Taxes:11.10
20070319-0032940

SPECIAL WARRANTY DEED

Special warranty deed made on the 12th day of March, 2007, by Regions Financial Corporation f/k/a Union Planters Bank, National Association.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Bryce K. Coatney and Jan T. Coatney, Grantees, the following land in Davidson County, Tennessee:

Land in the 10th Civil District of Davidson County, Tennessee, described as follows:

Tract 6: Beginning at an iron pin set, the most Northwest corner of this tract, in the line of Johnny Ray Brooks, and being a common corner to Tract 7, this survey; thence with the line of said tract 7, S 81 deg. 45 min. 32 sec. E, passing an iron pin set at 50.77 feet and in all a total of 1162.56 feet to an iron pin set in the line of William D. Patton; thence, with the line of said Patton, S 05 deg. 21 min. 25 sec. W. 174.25 feet to an iron pin set in the line of said Patton; thence N 81 deg. 45 min. 32 sec. W 252.82 feet to an existing iron pin, corner to Tom Kirby; thence with the line of said Kirby, N 81 deg. 45 min. 32 sec. W 350.80 feet to an existing iron pin, corner to said Kirby; thence N 81 deg. 45 min. 32 sec. W 237.13 feet to an iron pin set; thence S 31 deg. 32 min. 36 sec. W, passing an iron pin set of 131.35 feet, and in all a total of 310.84 feet to an iron pin set in the northerly line of Charles Spurlock; thence with the line of said Spurlock, N 81 deg. 49 min. 19 sec. W 126.85 feet to an existing iron pin, corner to said Spurlock in the line of Johnny Ray Brooks; thence N 01 deg. 43 min. 26 sec. W 466.70 feet to the beginning, containing 6.0 acres, according to a survey by Ray G. Cole, Registered Land Surveyor no. 924, per re-subdivision dated October 2, 1991.

Included in this conveyance are all those rights in and to a 50-foot non-exclusive right of way and easement for ingress/egress and utilities as set forth in Book 7861, Page 300, Book 9667, Page 620, and Book 9496, Page 958, Register's Office for Davidson County, Tennessee.

LESS and EXCEPT:

Being a tract of land in the 10th Councilmanic District of Davidson County and a portion of that property shown as Tract 6 on the unrecorded plat of the Lewis Toth & Ronnie Parrish property surveyed by Ray G. Cole, TN Lic. No. 924, dated October 5, 1991, being more accurately described as follows:

Beginning at an iron pin, said pin being the most northwesterly corner of said tract 6; thence, with the northerly line of said tract 6, S 81 deg. 45' 08" E. 550.85' to an iron pin; thence, now

with a new line, S 02 deg. 42' 22" W, 174.92' to a point in the southerly line of said tract 6; thence N 81 deg. 45' 32" W. 237.17' to an iron pin; thence S. 31 deg. 32' 51" W. 184.29' to an iron pin; thence, now with a new line, N 38 deg. 54' 47" W. 321.48' to an iron pin; thence N 01 deg. 43' 26" w. 126.71' to the point of beginning containing 2.645 acres more or less.

Being part of the same property conveyed to Union Planters Bank, National Association, by Trustee's Deed dated January 5, 2005 and recorded February 23, 2005 as instrument number 20050223-0019509.

Commonly known as: 5968 Lickton Pike and 0 Lickton Pike, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Regions Financial Corporation f/k/a
Union Planters Bank, National Association

By: William Beaird
Title: Vice President

ACKNOWLEDGMENT

State of Alabama
)ss.
County of Jefferson

On this day before me, a Notary Public, personally appeared William Beaird, to me personally well-known, who acknowledged that he/she is the Vice President, of **Regions Financial Corporation f/k/a Union Planters Bank, National Association**, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.

Witness my hand and seal this 12th day of March, 2007.

Notary Public

My commission expires:

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, $3000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Kathy Busby, Relationship Manager

Subscribed and sworn to before me this 12th day of March, 2007.

Notary Public

My commission expires:

Property owner and party responsible
for payment of taxes:
Bryce K. Coatney and Jan T. Coatney
5968 Lickton Pike
Goodlettsville, TN 37072

Parcel #01700031400 and 01100018800

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211