Prepared by:
T. Richard Travis
MANIER, & HEROD, a Tennessee
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Davidson County DEEDWARR
Recvd: 04/09/07 15:48 3 pgs
Fees:18.00 Taxes:878.75
20070409-0042087

Box 21-B

TRUSTEE'S SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID
Regions Bank, Successor Trustee of the Trust Under the Last Will and Testament of Leon M. Marlowe-GST Roger ATTN: Tommy A. Allen 315 Deaderick Street Nashville, TN 37237	Tommy A. Allen, V.P. Regions Bank 315 Deaderick Street Nashville, TN 37237	130-01-109 07DZ-30675

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, REGIONS BANK, as successor-in-interest to AMSOUTH BANK, Trustee of the TRUST UNDER THE LAST WILL AND TESTAMENT OF LEON M. MARLOWE-GST ROGER (hereinafter referred to as "Grantor"), by these presents, does hereby bargain, sell, transfer, convey and confirm unto REGIONS BANK, as successor-in-interest to AMSOUTH BANK, Trustee of the TRUST UNDER THE LAST WILL AND TESTAMENT OF LEON M. MARLOWE-ROGER MARLOWE (hereinafter referred to as "Grantee") its successors and assigns all right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 8 of Block "J" on the Second Revised Plan of Highlands of Belle Meade No. 2 as of record in Book 1130, page 71 and 72, Register's Office for said County.
>
> Said Lot No. 8 fronts 122 feet on the westerly side of Page Road and runs back between parallel lines 165 feet to a dead line.

#407602

Being the same property conveyed to Grantor herein by Quitclaim Deed dated May 2, 2001, from Bank of America, N.A. (successor-in-interest to NationsBank, N.A.) as Trustee of the Trust Under the Last Will and Testament of Leon M. Marlowe-Roger Marlowe of record as Instrument #20010507-0046533 in the offices of the Register of Deeds for Davidson County.

This is improved property known as 117 Page Road, Nashville, Davidson County, Tennessee 37205.

The legal description stated above has been taken from the prior Quitclaim Deed conveying interest in this property to Grantor. The draftsman assumes no liability as to the accuracy thereof.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its heirs, successors and assigns, forever. Grantor warrants title to the above-described real estate only against all persons claiming under Grantor, but no further or otherwise. Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

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.

WITNESS MY HAND this 2nd day of April, 2007.

TRUST UNDER THE LAST WILL AND TESTAMENT OF LEON M. MARLOWE-GST ROGER, REGIONS BANK-TRUSTEE/GRANTEE

By: Thomas A. Allen
Thomas A. Allen, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, THOMAS A. ALLEN, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a Vice President of REGIONS BANK, Trustee, the within named bargainor, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained for and on behalf of said Trustee.

WITNESS MY HAND and seal this 2nd day of April, 2007.

Donna Marie Clemmons
Notary Public
My Commission Expires: January 24, 2008

DONNA MARIE CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $237,500.00.

TRUST UNDER THE LAST WILL AND TESTAMENT OF LEON M. MARLOWE-ROGER MARLOWE-REGIONS BANK, TRUSTEE-GRANTEE

By: Thomas A. Allen
Thomas A. Allen, Vice President

Sworn and subscribed to before me this 2nd day of April, 2007.

Donna Marie Clemmons
Notary Public
My Commission Expires: January 24, 2008

DONNA MARIE CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY