PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 06/04/07 14:19 2 pgs
Fees:13.00 Taxes:1665.00
20070604-0066236

W & I Ref: (gj) Title No: 48677

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Daren Ross 3705 Hilldale Drive Nashville, TN 37215	Same

TAX MAP-PARCEL NUMBERS: 11709002600

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$450,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Regions Bank, as Trustee (formerly known as First American Trust Company) under the Will of Jack Allen of record in Docket No. 04P-1202, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Daren Ross**, **hereinafter** called the **Grantee**, Grantee's successors and assigns, a certain tract or parcel in of land **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, being part of Lot No. 4 on the Plat of Billington Subdivision, as of record in Book 547, Page 116, Register's Office for said County, being Lot No. 2 on the Plan of Hymor Subdivision of said Lot No. 4, not of record, described according to a survey made by George W. Watkins, Surveyor, June 30, 1949, as follows:

Beginning on the westerly margin of Hilldale Drive at a point 506 feet North of the corner of Lots Nos. 3 and 4 on the Plat of said Billington Subdivision, being the corner of Lots Nos. 2 and 3 on said unrecorded plan; thence with the line between said two lots westwardly 211.3 feet; thence North 4 degrees 30' east 100 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots eastwardly 214 feet to the westerly margin of Hilldale Drive; thence with same southwardly 100 feet to the beginning.

Being the same property conveyed to Jack Allen and wife, Cherry Falls Allen by deed from Walter A. Dunlap and wife, Nellie C. Dunlap of record in Book 2249, page 103, Said Register's Office. By Quitclaim Deed of record in Book 8582, page 143, Said Register's Office, Cherry Falls Allen conveyed her interest in subject property to Jack Allen. The said Jack Allen has since died. The Will of Jack Allen of record in Docket No. 04P-1202 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed First American Trust, as Trustee. The said First American Trust is now known as Regions Bank.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 547 Page 116, said Register's Office; Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4081, page 427, said Register's Office.

This is improved property, known as: 3705 Hilldale Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's successors or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor except for matters set forth herein.

Regions Bank, as Trustee (formerly known as First American Trust Company) under the Will of Jack Allen

Thomas A. Allen

By: Thomas A. Allen

Title: **Vice President**

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared **Thomas A. Allen** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Vice President** (or other officer authorized to execute this instrument) of **Regions Bank, as Trustee (formerly known as First American Trust Company) under the Will of Jack Allen**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal at office in Tennessee this the 1st day of June, 2007.

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Deborah Gail Johnson

Notary Public

My Commission Expires:

State of Tennessee

County of Davidson My Commission Expires MAY 23, 2009

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$450,000.00**

Affiant

Sworn and subscribed before me this 1st day of June, 2007.

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Deborah Gail Johnson

Notary Public

My Commission Expires:

My Commission Expires MAY 23, 2009

Wldoc: Deed Wty—12/92