Davidson County DEEDWARR
Recvd: 10/03/07 12:54 3 pgs
Fees:18.00 Taxes:199.80
20071003-0117950

THIS INSTRUMENT WAS PREPARED BY:
SAMUEL F. ANDERSON, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

SPECIAL WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Michael Tinsley	Same	09206049200
205 EDGEWATER DRIVE		
MT. JULIET, TN 37122		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged;

Regions Bank

hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto

Michael Tinsley and Harry Tinsley, as joint tenants with right of survivorship

hereinafter called the Grantee, his 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 Lots 95 and 96 on the Map of Faulconer & Ashcrafts Subdivision of Lots 18 and 19, Body McNairy Tract, a plat of which is of record in Book 57, page 121, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Regions Bank by Trustee's Deed from Sam J. McAllester, III, Substitute Trustee, of record in Instrument No. 20070430-0051430, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record and to all matters shown on the

plan of record in Book 57, Page 121, said Register's Office.

Taxes for the year 2007 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is improved property known as 2514 Booker Street, Nashville, TN 37208.

The Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on his own judgment.

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 his heirs and assigns, forever; and we do covenant with the said Grantee 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.

Grantor does hereby covenant 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.

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.

Witness our hands this 11th day of September, 2007.

REGIONS BANK

BY: _____

STANLEY E. WEIR
Senior Vice President

STATE OF ALABAMA)
COUNTY OF Jefferson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stanley E. Weir, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President, of Regions Bank, the within named bargainor, and that he as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Regions Bank by himself as Senior Vice President.

Witness my hand and seal, at office in Birmingham, Alabama, this 11th day of September, 2007.

HATTIE EVANS NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires:

January 22, 2008

Hattie Evans
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $54,000.00.

AFFIANT

Subscribed and sworn to before me this 13th day of September, 2007.

My Commission Expires:

11/14/09

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Lauri A. Beasley
NOTARY PUBLIC