Return to:

Southern Land Title & Escrow
934 Oldham Dr., Suite 100-A
Nolensville, TN 37135
Phone: 615-776-7461

#576

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 11/30/07 08:25 2 pgs
Fees:13.00 Taxes:1017.50
20071130-0138725

ADDRESS NEW OWNER:
Jason A. Webster
1513 Braebury Circle
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin American Mortgage Co.
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

MAP	**172-14-0**
GROUP	**A**
PARCEL	**89.00co**

SPECIAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, **Regions Bank,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jason A. Webster and wife, Kelly Webster**, hereinafter called the GRANTEES, theri heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Wexford Downs, Section Two, a P.U.D., of record in Plat Book Book 9700, pages 593-594, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Regions Bank Successor by Merger to AmSouth Bank by Substitute's Trustee Deed from I. Dyke Tatum, Substitute Trustee of record in Instrument no. 20070820-0099471, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **1513 Braebury Circle, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, , forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this **the 21st** day of **November, 2007.**

Regions Bank

By: _____

Staneley E. Weir, Senior Vice President

STATE OF Alabama
COUNTY OF Jefferson

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Staneley 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, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 21th day of November, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 5/29/08

Alabama
STATE OF ~~TENNESSEE~~
COUNTY OF ~~WILLIAMSON~~ Jefferson

The actual value or consideration, whichever is greater, for this transfer is $275,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 21st day of November, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 5/29/08