173-4-14

This instrument was prepared by Regions Mortgage, 215 Forrest Street, Hattiesburg, Mississippi 39401. The name and address of the new owner and to whom the tax statement should be sent to Roy S. Jones and wife, Cynthia Lynn Jones **3641 Trousdale Drive, Nashville, TN 37204**

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $51,500 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 27 day of February, 2008.

Notary Public

My Commission Expires: 3/4/2010

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/03/08 11:33 2 pgs
Fees:13.00 Taxes:190.55
20080303-0020765

SPECIAL WARRANTY DEED

For and in consideration of the sum of FIFTY ONE THOUSAND FIVE HUNDRED ($51,500.00) DOLLARS, cash in hand paid, and other goods and valuable considerations, the receipt of which is hereby acknowledged, REGIONS BANK, SUCCESSOR BY MERGER TO AMSOUTH, Grantor"), this date has bargained and sold, and by these presents does transfer and convey unto, ROY S. JONES AND WIFE, CYNTHIA LYNN JONES, ("Grantee"), the following described real estate situated in Davidson County, Tennessee:

Property located in the County of Davidson, Tennessee:

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 72-B on the Plan of Hickory Park Villas, Section Three, Zone Lot Division, Lots 71, 72, 73 and 74, as of record in Book 6250, Page 812, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Property address: 5441 Hickory Park Drive, Antioch, TN

Being the same property conveyed to Regions Bank, successor by merger to AmSouth, by Substitute Trustee's Deed of J. Phillip Jones, Substitute Trustee, dated September 21, 2007, recorded on September 24, 2007, as Instrument # 20070924-0113514 in the Register's office of Davidson County, Tennessee.

This conveyance is made expressly subject to all current and past due taxes and assessments, and subject to all prior reservations, restrictions, conditions and easements of record, and subject to any roadways or rights-of-way extending into, through, or under said property.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining unto the said part of the second part, his heirs, successors and assigns in fee simple forever. The 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.

Grantor makes no representations 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 the property and is purchasing the same based on no representations or warranties, expressed or implied, made by Grantor, but on its own judgment.

In Witness Whereof, Regions Bank, successor by merger to AmSouth, has caused this instrument to be executed by its Vice President on this 25th day of February, 2008.

Regions Bank, Successor by merger to AmSouth

By: Marianne Garner Lee
Its: Vice President

STATE OF MISSISSIPPI)

COUNTY OF FORREST)

Personally appeared before me, a Notary Public in and for said County and State, on this 28th day of January, 2008, within my jurisdiction, the within named Marianne Garner Lee, with whom I am personally acquainted and who upon oath acknowledged herself to be Vice President, of Regions Bank, Successor by merger to AmSouth, and that for and on behalf of said corporation and as its act and deed in its said representative capacity she executed the above and forgoing instrument, after first having been authorized by said corporation so to do.

Notary Public
My Commission Expires: MY COMMISSION EXPIRES JUNE 15, 2010

Grantor's Address:
Regions Bank
215 Forrest Street
Hattiesburg, MS 39401

Grantee's Address:
Roy S. Jones ET UX
3641 Treasdale Dr
Nash., TN. 37204

SEND Tax Bills To
This Address.