This Instrument Prepared By:
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 05/27/08 10:54 2 pgs
Fees:13.00 Taxes:362.60
20080527-0053522

ADDRESS NEW OWNERS: SEND TAX BILLS TO:
Michelle Cavitt and Helen Cavitt
1011 Neelys Bend Road
Nashville, Tennessee 37115

MAP AND PARCEL: 052-07-0-030.00

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $98,000.00

Affiant

Sworn to and subscribed before me
this 20th day of May, 2008.

Notary Public

My Commission Expires: 10/10/09

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Regions Bank, N.A. (Successor in Interest to AmSouth Bank) as successor Trustee of the Linda Carol Schuller Living Trust u/a/d August 27, 1993 as amended December 12, 2002 hereinafter referred to as Grantors, hereby transfers and conveys to Michelle Cavitt and Helen Cavitt hereinafter referred to as Grantees, their 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 Lot No. 3, Block A on the unrecorded map of Home Acres Subdivision, described according to a copy of a survey made by Clyde D. Anderson, dated 7/16/57 as follows: Beginning at a point in the northerly margin of Neely's Bend Road, at the corner of Lots 2 and 3, the said point being 168.2 feet west of a concrete monument set in the north margin of Neely's Bend Road, at the beginning of a curve in the Larkin Springs Road; thence with the line between Lots 2 and 3, northerly 275 feet to a point, which is 203.2 feet west from the westerly margin of Larkin Springs Road; being an iron pin; thence westerly 100 feet to an iron pin at the corner of Lots 3 and 4; thence with the line between said lots southerly 275 feet to an iron pin the northerly margin of Neely's Bend Road; thence with the margin of the same, easterly 100 feet to an iron pin, the point of beginning.

Less and except that certain conveyance to the Metropolitan Government of Nashville and Davison County, of record in Instrument 200612010148793, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda C. Schuller , Trustee or her successors in trust under the Linda Carol Schuller Living Trust u/a/d August 27, 1993 as amended December 12, 2002 by deed from Linda C. Schuller of record in Book 9123 and Page 548 Register's Office for Davidson County, Tennessee. Linda C. Schuller having since died resulting in the appointment of Regions Bank, N.A. (Successor in Interest to AmSouth Bank) as successor Trustee.

This conveyance is subject to the following:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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

GRANTOR does hereby covenant with **GRANTEE** that **GRANTOR** has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and **GRANTOR** does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said **GRANTEE**, its successors and assigns, against the lawful claims of all persons claiming by, through or under said **GRANTOR**, but not otherwise.

This is improved property known as 1011 Neelys Bend Road, Nashville, TN 37115

Witness my hand this 20th day of May. 2008

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Regions Bank, N.A. (Successor in Interest to AmSouth Bank), TRUSTEE

Thomas A. Allen

Thomas A. Allen, Successor Trustee

V.P. Regions Bank

STATE OF Tn.

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas A. Allen, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the V.P., for Regions Bank, N.A. (Successor in Interest to AmSouth Bank) as successor Trustee of the Linda Carol Schuller Living Trust u/a/d August 27, 1993 as amended December 12, 2002, who is authorized to executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of May, 2008.

Notary Public

My Commission Expires: 10/10/09

DONALD R. RARNETT JR
STATE OF TENNESSEE NOTARY