This Instrument Prepared by:

Benjamin W. Hutton
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Map and Parcel Number:
Map 91.115
Parcel 96

Davidson County DEEDWARR
Recvd: 06/20/08 10:34 3 pg
Fees:18.00 Taxes:1295.00
20080620-0063601

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 19th day of June, 2008, by **Regions Bank**, an Alabama banking corporation (the "Grantor"), to **James A. Crossman** and **Phillip Kirk**, individual residents of the State of Tennessee (collectively, the "Grantee"), as tenants-in-common.

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Davidson County, Tennessee, more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Property"), subject to all easements, restrictions and other matters of record.

This is improved property known as 5200 Charlotte Avenue, Nashville, Tennessee 37209.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

Grantor will defend the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on or as of the date first above written.

GRANTOR:

REGIONS BANK

By: _____
Name: Emilie W. Cence
Title: Senior Vice President

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STATE OF ALABAMA)
COUNTY OF JEFFERSON)

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

Witness my hand and seal, at office in Birmingham, Alabama, this the 13th day of June, 2008.

NOTARY PUBLIC

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb 18, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires: _____

The actual consideration or value, whichever is greater, ~~for~~ this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this the 19TH day of JUNE, 2008.

Notary Public

JOSEPH A. FERRELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
EXPIRES 07/19/09

My Comm. Expires: _____

Grantor's Contact Information:

Regions Bank
Properties Department
250 Riverchase Parkway, Suite 600
Birmingham, AL 35244
Attn: Tammy Barbier

Send Tax Bills To:

James A. Crossman, et al
102 Woodmont Blvd., Suite 200
Nashville, TN 37205

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EXHIBIT "A"

Issuing Office File No. 08-2336

Land in Davidson County, Tennessee, Being Lot Nos. 1101 and 1103 on the Plan of BLOCK 144, PLAN NO. 1, WEST NASHVILLE, as shown on plat of record in Plat Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Union Planters National Bank of Middle Tennessee, National Association, now Regions Bank, by Quitclaim Deed from Union Planters National Bank recorded August 10, 1994 in Book 9433, Page 417, in the Register's Office, Davidson County, Tennessee.