Return To:
First National Financial Title Svcs
5034 Thoroughbred Lane Suite C
Brentwood, TN 37027 N15576

Davidson County DEEDWARR
Recvd: 11/07/08 11:20 4 pgs
Fees:23.00 Taxes:314.50

20081107-0110935

This instrument prepared by:
Fidelity Residential Solutions
4111 South Darlington, Suite 950
Tulsa, OK 74135
592054 Davis
Hannah Guthrie

SPECIAL WARRANTY DEED
(Corporation)

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		173-04-0- 013.00
Ingrid Strzelczyk	Countrywide Bank FSB	
5445 Hickory Park DR	PO Box 961206 FTWX-22	
Antioch, TN 37013	Fort Worth, TX 76161-0206	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Regions Bank, an Alabama Corporation organized and exisiting under the laws of the State of Alabama have this day bargained and sold, and do hereby transfer and convey unto the said Ingrid Strzelczyk, an unmarried woman the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

Being Lot Number 71-B, on the Plan of Hickory Park Villas, Section 3, Zone Lot Division, as shown by Plat of Record in Plat Book 6250, Page 812, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Regions Bank by Trustees Deed from Greg Ivester Co-Trustee, dated 06/06/08, recorded 06/12/08, as Document No. 20080612-0060435, in the Register's Office of Davidson County, Tennessee.

STATE OF
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me this the 03 day of November 2008.

My commission expires: 10/10/11

Notary Public

(Affix Seal)

KEVIN STEINKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Reservation from and Exceptions to Conveyance and Warranty:

(1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");

(2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

(3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect:

(4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

(5) Ad Valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

(6) Any conditions that would be revealed by a physical inspection and survey of the Property.

This is unimproved ( ), known as 5445 Hickory Park Drive, Antioch, TN 37013
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

Whenever 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 hand this 30th day of October, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Regions Bank

By: _____

Printed Name: Rebecca S. West

Its: Vice President

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF PINELLAS

On this day before me, Lori Thomson, a Notary Public personally appeared Rebecca S. West, to me personally well-known, who acknowledged that he/she is the Vice President of Regions Bank, an Alabama Corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the Alabama Corporation, by himself/herself as such officer.

Witness my hand and seal, this 30th day of October, 2008.

_____ (This area for official notarial seal)
Notary Public
My Commission Expires:

LORI THOMSON
Notary Public - State of Florida
My Commission Expires Nov 16, 2009
Commission # DD 483346
Bonded By National Notary Assn

File #: N15576

Exhibit A

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