THIS INSTRUMENT PREPARED BY:
John Joseph "Jack" Kubiszyn, Esq.
Bradley Arant Rose & White LP
1819 Fifth Avenue North
Birmingham, Alabama 35203

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Regions Bank 250 Riverchase Parkway East, Suite 600 Birmingham, AL 35244 c/o Emilio M. Cerice	Same	86-762

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, REGIONS EXCHANGE, LLC, an Alabama limited liability company, as Exchange Accommodation Titleholder for Regions Bank ("Grantor"), has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto REGIONS BANK, an Alabama banking corporation ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is improved property known as Lot 1 of Hermitage Commons, Hermitage, Davidson County, Tennessee.

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of October, 2008.

REGIONS EXCHANGE, LLC, as Exchange Accommodation Titleholder to Regions Bank

By: _____

Its: Senior Vice President

Davidson County DEEDWARR
Recvd: 11/19/08 11:07 4 pgs
Fees:23.00 Taxes:5550.00
20081119-0113945

1/1761837.1

STATE OF ALABAMA
JEFFERSON COUNTY

Personally appeared before me, the undersigned, a Notary Public, Emilio M. Cerice, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the authorized representative of REGIONS EXCHANGE, LLC, an Alabama limited liability company, as Exchange Accommodation Titleholder for Regions Bank, an Alabama banking corporation, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

Witness my hand, at office, this 29th day of October, 2008.

LaTashia M. Clay
Notary Public

My commission expires:

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

LATASHIA MONIQUE CLAY NOTARY PUBLIC STATE OF ALABAMA AT LARGE

STATE OF ALABAMA
COUNTY OF JEFFERSON

The actual consideration or value (whichever is greater) for this transfer is $ 1,500,000.

Affiant

Subscribed and sworn to before me, this 29th day of October, 2008.

LaTashia M. Clay
Notary Public

My commission expires:

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

LATASHIA MONIQUE CLAY NOTARY PUBLIC STATE OF ALABAMA AT LARGE

1/1761837.1

EXHIBIT A

Property Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1 of Hermitage Commons, as of record in Instrument Number: 20070810-0095886, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the westerly right-of-way line of Old Hickory Boulevard, at a corner common with Lot 53 of Dodson Heights, as of record in Plat Book 2900, Page 113, at the Register's Office for Davidson County, Tennessee, also being the property of John Harwell, Jr., as of record in Instrument Number: 20041229-0153444, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing: 676,740.68; Easting: 1,786,844.00; on the State Plane Coordinate System NAD-83 (1995);

Thence with the westerly right-of-way line of Old Hickory Boulevard, South 07 deg 34 min 18 sec East, 63.73 feet to a pk nail set;

Thence South 19 deg 29 min 35 sec East, 100.50 feet to an existing iron rod;

Thence South 20 deg 54 min 50 sec East, 141.93 feet to an existing iron rod, at a corner common with

Lot 2 of Hermitage Commons, also being the property of Hermitage Commons II, LLC, as of record in Instrument Number: 20070820-0099719, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Old Hickory Boulevard, with the northerly property line of said Lot 2, South 71 deg 11 min 51 sec West, 288.51 feet to a pk nail set;

Thence with the easterly property line of said Lot 2, North 18 deg 48 min 09 sec West, 157.95 feet to an existing iron rod in the southerly property line of Lot 48, of Dodson Heights, also being the property line of Darlene A. & Theodric I. Williams, as of record in Instrument Number: 20010705-0071925, at the Register's office for Davidson County, Tennessee;

Thence with the southerly property line of said Lot 48, North 44 deg 41 min 18 sec East, 329.08 feet to the POINT OF BEGINNING. Containing 65,349 square feet or 1.500 acres more or less.

Being the same property conveyed to Regions Exchange, LLC as Exchange Accommodation Titleholder for Regions Bank, as of record in Instrument Number 20080619-0063436, at the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2008, a lien, which are not yet due and payable.

2. Anchor Easement of record in Book 5780, page 430, Register's Office for Davidson County, Tennessee.

3. Easement for Sewer and Water Lines of Record in Book 4069, page 118, said Register's Office, as shown on the survey by R. Scot Cherry, RLS No. 1512, dated January 11, 2007, as revised on February 6, 2007, February 8, 2007 and June 2, 2008.

4. The survey by R. Scot Cherry, RLS No. 1512 with Cherry Land Surveying, Inc. dated September 12, 2007 as revised on October 4, 2007, and the Plan of Lot No. 1 of Hermitage Commons Old Hickory Boulevard of record as Instrument No. 200708100095886, said Register's Office, show the location of a 20 foot public utility easement along Old Hickory Boulevard, the location of Stoners Creek with a 7.5 foot drainage easement along the top of the bank of said creek and a 25 foot buffer easement along the top of the bank of said creek, a 20 foot public sewer easement containing a 3" force main sewer line, a 20 foot public water easement containing an 8" water line, an 18 x 21 foot drainage easement, and a 10 foot drainage easement.

5. Construction, Operation, Reciprocal Easement and Use Restriction Agreement of record as Instrument No. 20070212-0018078, as re-recorded of record as Instrument No. 20070220-00020399, said Register's Office.

6. The terms and conditions of the Storm Water Detention Agreement between Hermitage Commons, LLC, and The Metropolitan Government of Nashville and Davidson County, dated April 27, 2007, of record as Instrument No. 200705100055967, said Register's Office.

7. Plan of Lot No. 1 of Hermitage Commons Old Hickory Boulevard of record as Instrument No. 20070810-0095886, said Register's Office.