Davidson County DEEDWARR
Recvd: 12/16/08 15:11 4 pgs
Fees:23.00 Taxes:1350.13
20081216-0120564

THIS INSTRUMENT PREPARED FOR RECORDING BY:
SHANKS & BLACKSTOCK, ATTYS.
POST OFFICE BOX 1346
KNOXVILLE, TN 37901

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.
GDS/pb/131/Stockton SWD/NT

SPECIAL CORPORATION WARRANTY DEED

THIS INDENTURE, made this 9th day of December, 2008, between, REGIONS BANK, TRUSTEE OF THE TRUST under the Will of Ruth E. Martin of record in Will Book 227, page 406, in the Probate Court Clerk's Office for Davidson County, Tennessee, for the benefit of Carolyn Adcock, First Party, and DONALD J. STOCKTON AND WIFE, MARGARET M. STOCKTON, Second Parties.

WITNESSETH:

That said First Party, for and in consideration of the sum of ONE AND NO/100ths DOLLARS ($1.00) to it in hand paid by Second Parties, the receipt of which is hereby acknowledged, has granted, bargained sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Second Parties the following described premises:

THE NAME AND ADDRESS OF A PROPERTY OWNER:
Donald & Margaret Stockton
(Property Owner)
Address: 4021 Overbrook Dr.
Nashville TN 37204
PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
Address: Same

PARCEL ID NO. 132020028.00

SITUATED in Davidson County, Tennessee, and being known and designated as Lot No. 39, Brookhaven Estates, as shown by map of record in Book 1835, pages 49, 50, and 51, in the Register's Office for Davidson County, Tennessee, to which map specific reference is hereby made for a more particular description; said Lot No. 39 fronts 131 feet on the Westerly side of Overbrook Drive and extends back 271.78 feet on the Northerly line and 297.6 feet on the Southerly line to a dead line, measuring 188 feet thereon.

BEING the same property conveyed to Murry J. Martin and wife, Ruth E. Martin, by Lina Cofer Batten, by Warranty Deed dated August 3, 1954, and recorded in Warranty Deed Book 2292, page 597, in the Register's Office for Davidson County, Tennessee, and being the same property passing to Ruth E. Martin as the surviving tenant by the entireties of Murry J. Martin, deceased. And being the same property conveyed to AmSouth Bank, Trustee of the Trust under the Will of Ruth E. Martin, recorded in Will Book 227, page 406, in the Probate Clerk's Office for Davidson County, Tennessee, for the benefit of Carolyn Adcock, by the Estate of Ruth E. Martin, AmSouth Bank Executor, by Quit Claim Deed dated November 17, 2000, and recorded in Instrument No. 20001127-0116296, in the Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions shown on the recorded map.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

IT IS AGREED BETWEEN THE FIRST PARTY AND THE SECOND PARTIES THAT THE SAID SECOND PARTIES ACCEPT THE ABOVE PROPERTY AND IMPROVEMENTS THEREON IN THE CONDITION AS THEY NOW EXIST AND THE FIRST PARTY MAKES NO WARRANTIES OR COVENANTS AS TO THE CONDITION OF THE STRUCTURE OR PROPERTY OR ANY IMPROVEMENTS THEREON OR ANY IMPROVEMENTS NOT COMPLETED.

with the hereditaments and appurtenances thereto appertaining, TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said Party of the First Part covenants that it is lawfully seized of said property, has good right to convey the same, and will and does warrant unto said Second Parties, their heirs and assigns, the title of said property as against all persons claiming by, through, or under the First Party, but no further.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said party of the first part has caused this instrument to be executed and its name to be signed hereto by its duly authorized officer or officers, as shown below, by authority of its Board of Directors, this the day and year first above written.

REGIONS BANK, TRUSTEE

By: Thomas A. Allen
THOMAS A. ALLEN, VICE PRESIDENT

STATE OF Tennessee)
: ss.
COUNTY OF Davidson)

Before me the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared THOMAS A. ALLEN with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a VICE PRESIDENT of the REGIONS BANK, TRUSTEE of the Trust under the Will of Ruth E. Martin, recorded in Will Book 227, page 406, Probate Clerk's Office for Davidson County, Tennessee, for the benefit of Carolyn Adcock, the within named bargainor, a corporation, and that he as such 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 as VICE PRESIDENT.

Witness my hand and seal at office, this 9th day of December, 20 08.

NOTARY PUBLIC for the State of Tennessee

My Commission Expires:
9/19/09

W. WARNER McNELLY III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 364,900 .Affiant: Anita Purdon .

Subscribed and sworn to before me this 9 day of December , 20 08 .

Notary Public for the State of Tennessee Bridgette C Wiles
My Commission Expires: 3/14/09

