Davidson County DEEDUARR
Recvd: 12/19/08 08:56 2 pgs
Fees:13.00 Taxes:651.20
20081219-0121357

This instrument prepared by:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

SPECIAL
WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Maliheh M. Gharachoolou 5941 Fireside Dr. Brentwood, TN 37027	Maliheh M. Gharachoolou	105-16-159.00

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,** have this day bargained and sold, and do hereby transfer and convey unto the said **Maliheh M. Gharachoolou,** Married, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot Nos. 29 and 30 on the Map of John H. Canaday's Subdivision of West Lawn, of record in Plat Book 332, Page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Regions Bank by Substitute Trustee's Quitclaim Deed from Sean C. Kirk, Substitute Trustee, recorded October 24, 2008 in Instrument No. 20081024-0106729, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those in Plat Book 332, Page 90, Register's Office for Davidson County, Tennessee.

This is improved property, known as **2125-2129 Canady Avenue, Nashville, TN 37211.**

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

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 15 day of December, 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: _____
William D. Beaird
Title: Vice President

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned authority in and for the said County and State, on this 15 day of December, 2008 within my jurisdiction, the within named William D. Beaird who acknowledges that he/she is Vice President of Regions Bank, and that for and on behalf of Regions Bank, and as its act and deed in its said representative capacity he/she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

_____
Notary Public, State of Alabama
Notary's Commission expires: 5/29/12

STATE OF TN
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $176,000.00.

_____
Affiant

Subscribed and sworn to before me this the 15 day of December 2008.

_____
Notary Public

My commission expires: 7-24-10

(Affix Seal)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212