**Prepared By & Return To:**
Infinity Title, LLC
205 McGavock Pike
Nashville, TN 37214
08-1168

Davidson County DEEDWARR
Recvd: 12/31/08 08:04 3 pgs
Fees:18.00 Taxes:314.50

20081231-0123728

STATE OF TENNESSEE
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 19th day of December, 2008.

Notary Public

Commission Expiration:
12/21/09

TRACY A. HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Carey D. Vest<br>914 McMahan Ave.<br>Nashville, TN 37216 | Guaranty Trust<br>316 Robert Rose Dr<br>Murfreesboro, TN 37219 | 06111001100 |

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Regions Bank**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Carey D. Vest** ~~and wife, Shelly Vest~~, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Lot Number 16 on the Plan of Phillips Subdivision, of record in Book 2083, Page 41 Registers Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to James L. Tarapen and Roberta G. Tarapen from Andrew M. Cuomo Secretary of HUD by deed dated 08/02/2000 filed for record on 08/14/2000 in Instrument Number 20000814-0080124, in the Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Regions Bank from Shapiro and Kirsch, LLP as Substitute Trustee by deed dated 04/21/2008 filed for record on 05/22/2008 in Instrument Number 20080522-0052441, in the Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **914 McMahan Ave. Nashville, TN 37216**

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 of 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.

Witness my hand this 18 th day of December, 2008.

Regions Bank By:

STATE OF Mississippi
COUNTY OF Lamar

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Joe Terrill, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Vice President of Regions Bank, the within named bargainor, a corporation, and that he/she as such VP, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as VP.

Witness my hand and official seal at office this 18 day of December, 2008.

Notary Public

Commission Expiration:

MICHAEL W. PETERS, JR. LAMAR COUNTY, MS NOTARY PUBLIC

My Commission Expires May 20, 2011

Certificate of Authenticity

I, Tracy Hobby, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Quenn Cavnar, a notary public for this county and state, Tracy Hobby who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/2/11.

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.