Davidson County DEEDWARR
Recvd: 01/09/09 11:04 2 pgs
Fees:13.00 Taxes:85.10
20090109-0002312

Prepared by and return to: A Title Quest, 25 Century Blvd., Ste 405, Nashville, TN 37214

SPECIAL WARRANTY DEED

Address New Owners as Follows	Send Tax Bills To:	Map-Parcel Numbers
Kenneth Garrett and Antonio Powell	Kenneth Garrett and Antonio Powell	08106040800
251 Delvin Dr	251 Delvin Dr	
Antioch TN 37013	Antioch TN 37013	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars, cash in hand paid the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, **Regions Bank** , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kenneth Garrett and Antonio Powell, both unmarried**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Plan of S.P.A. Subdivision of record in Book 1424, Page 136, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 60 feet on the east side of 25th Avenue North and runs back 210.8 feet on the north line and 211 feet on the south line to a dead line on which it measures 60 feet.

Being the same property conveyed to Regions Bank by Trustee's Deed from I. Dyke Tatum, said Substitute Trustee, dated 9/5/2008 and recorded in Instrument No. 20080908-0091405, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements and setback lines of record.

This conveyance is subject to all matters appearing on Plat Book 1424, page 136, Register's office for said County.

This is IMPROVED property, known as: 1830 25th Avenue North, Nashville, TN 37208

By accepting this Special Warranty Deed, Grantee, acknowledged that he/she had had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in the Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis". And Grantor does further covenant and bind itself, its assigns, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. 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.

AND THE GRANTORS, DOES HEREBY COVENANT 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 17th day of December, 2008.

Regions Bank

By: Joe Terrill

Its: Vice President

State of Mississippi

County of Forrest

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **Joe Terrill** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Vice President** of **Regions Bank, a corporation**, and that he as such **Vice President** executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as **Vice President**.

OATH ATTESTING TO VALUE OF PROPERTY

I/We hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $23,000.00.

Kristi Mathers
Assistant Vice President

Affiant

Subscribed and sworn to before me this the 17 day of Dec. 2008.

Notary Public

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES OCT. 16, 2009

JENNIFER RANER, LAMAR COUNTY, MS
NOTARY PUBLIC