THIS INSTRUMENT PREPARED BY:
GIBSON, GREGORY & GWYN, PLLC
401 Church Street, Suite 2220
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 03/30/09 15:09 3 pgs
Fees:18.00 Taxes:1036.00
20090330-0028484

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Charles R. Jones
Affiant

Subscribed and sworn to before me this 30 day of March, 2009.

Cathy H. Gwyn
Notary Public

My Commission Expires: 9/3/12

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Charles R. Jones 2021 21st Avenue, South, Suite 311 Nashville, TN 37212	New Owner	Map 115-15-0 Parcel 098.00

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Regions Bank, an Alabama Banking Corporation,** hereinafter "GRANTOR", has bargained and sold, and by these presents does hereby transfer and convey unto **Charles R. Jones**, hereinafter "GRANTEE", his successors, representatives and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) No. 1, as shown on the map entitled the Plan of Re-subdivision of Lot 12, Section 1, West Meade Farms, Inc., of record in Plat Book 8250, page 867, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to REGIONS BANK, by deed from J. PHILLIP JONES, SUBSTITUTE TRUSTEE, of record as Instrument No. 20081118-0113603, dated November 17, 2008, said Register's Office.

This is IMPROVED property known as 6301 Jocelyn Hollow Road, Nashville, TN 37205.

This conveyance is expressly made subject to the taxes for the current year, which have been prorated and assumed by GRANTEE; all matters shown on the Plan of record in Plat Book 8250, page 867, Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6273, page 811, said Register's Office; and such limitations, restrictions and easements as may affect the premises.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their successors, representatives and assigns forever.

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple.

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 Grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on his own judgment.

WITNESS its hand this 27 day of March, 2009.

Regions Bank,
an Alabama Banking Corporation

By: _____

Title: Vice President of Regions Bank

STATE OF Mississippi)
COUNTY OF Forrest)

Before me, the undersigned Notary Public in and for the said County and State, 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 him self as Vice President of Regions Bank, an Alabama corporation, the within named bargainor, and that he as such Vice President executed the within instrument for the purposes stated therein by signing the name of the corporation by him self as such Vice President.

Witness my hand and official seal this the 27 day of March, 2009.

_____
Notary Public

My Commission Expires: My Commission Expires May 20, 2011

I, Catherine H. Gwyn, 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 to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn 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: 9/3/2012

Notary's Seal

