BILL GARRETT, Davidson County
Trans:T20090046751 DEEDWARR
Recvd: 07/13/09 10:59 2 pgs
Fees:13.00 Taxes:255.39
20090713-0065051

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is: $69,024.00

Affiant

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

Notary Public

My Commission Expires: 9/19/2011

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

This Instrument Was Prepared By:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

Address of New Owner:	**Send Tax Bills To:**	**Map/Parcel:**
Christopher S. Paradis 904 42nd Ave Nashville, TN 37209	New South Federal 210 Automation Way Birmingham AL 35210	Map 91-8 Parcel 280

SPECIAL WARRANTY DEED

STATE
COUNTY OF

FOR AND IN CONSIDERATIONE OF THE SUM OF ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned Regions Bank, herein referred to as Grantor, does hereby convey, assign, and warrant unto Christopher S. Paradis and Danielle M. Belfiore, hereinafter referred to as Grantee, all of its rights, title and interest in that certain parcel situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 3, PLAN OF CLIFTON, as shown on plat of record in Plat Book 161, Page 80, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Andre G. Swett, an unmarried person by Warranty Deed from Sarah F. E. Crutcher, an unmarried person, recorded on the 17th day of September, 1996 in Book 10193, Page 804, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed AmSouth Bank by Substitute Trustee's Deed from Priority Trustee Series of TN, L.L.C., as Substitute Trustee dated the 26th day of October, 2008, recorded on 13th day of July, 2009 in Instrument No. *, in the Register's Office of Davidson County, Tennessee.

* 20090713-0065050

Regions Bank was formerly known as AmSouth

TO HAVE AND TO HOLD all of the Grantor's right, title, and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns, shall have, claim, or demand any right or title to the aforesaid property, premises, or appurtenances, or any part thereof.

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against claims of those persons claiming by, through or under Grantor, but not otherwise.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above noted, that, at the time of 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 based on no representation or warranties expressed or implies, made by Grantor, but on their own judgment.

The Grantee has thoroughly inspected, examines and accepts the parcel along with any existing structures, improvements, and appurtenances thereunto belonging, if any, and is purchasing same in "as is", "where is" condition, without warranty. In addition, Grantee understands that the Grantor, its agents, successors and/or assigns, have not made any representation or warranties, either expressed or implies, regarding this parcel and that Grantee is purchasing same based on the Grantee's sole judgment and diligent inquiry.

By acceptance of this deed, as evidenced by having same recorded, Grantee affirms that content of this document and expressly agrees to indemnify and hold Grantor, its agents, successors or assigns, harmless from any and all claims (whether made by the Grantee, its agents, successors, assigns or any other party) regarding deficiency as to the condition of the property and/or any existing structures on said parcel.

The above warranty and this conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including mineral, oil, or gas reservations and any covenants and/or restrictions of record, any and all Power Line Easements, or other Easements or Rights of Way of record.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on the basis of an actually proration. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS our signature, this 29th day of June, 2009

By: Joe Terrill, VP

STATE OF
COUNTY OF

PERSONALLLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 29th day of June, 2009, within my jurisdiction, the within named, Joe Terrill, who acknowledged that he is an a Vice President of the Regions Bank, and that for and on behalf of the said corporation, and as its act and deed executed and delivered the above and foregoing instrument, after having been authorized to do so.

NOTARY PUBLIC
My Commission Expires: 2/4/13

STATE OF MISSISSIPPI
JEFFERY M. KEYSEEAR
ID# 92252
NOTARY PUBLIC
Comm. Expires
Feb. 4, 2013
FORREST COUNTY