BILL GARRETT, Davidson County
Trans:T20090047190 DEEDWARR
Recvd: 07/14/09 11:15 3 pgs
Fees:18.00 Taxes:370.00
20090714-0065749

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Special Warranty Deed

ADDRESS OF NEW OWNER: Peggy Sue Daniel
309 S. 10th Street
Nashville, TN 37206-2928

SEND TAX BILLS TO: Peggy Sue Daniel
3000 Porter Road
Nashville, TN 37206

MAP/PARCEL NO: 0831305200

For good and valuable consideration received, **Regions Morgan Keegan Trust, Successor Trustee of the Hershel G. Payne, Jr. Revocable Living Trust Agreement dated October 25, 2007** (Grantor) by these presents does transfer and convey unto, **Peggy Sue Daniel, unmarried** (Grantee) all of its right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF SHELBY HILLS, SECTION THREE, AS OF RECORD IN BOOK 3500, PAGE 116, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 3 FRONTS 58.93 FEET ON THE EASTERLY SIDE OF SOUTH 10TH STREET, AND EXTENDS BACK 205.20 FEET ON THE NORTHERLY LINE AND 203.45 FEET ON THE SOUTHERLY LINE TO AN ALLEY IN THE REAR, ON WHICH IT MEASURES 58.93 FEET.

BEING THE SAME PROPERTY CONVEYED TO HERSHEL G. PAYNE, JR., TRUSTEE, OF THE HERSHEL G. PAYNE, JR. REVOCABLE LIVING TRUST AGREEMENT DATED OCTOBER 25, 2007 BY QUITCLAIM DEED FROM HERSHEL G. PAYNE, JR., RECORDED ON THE 2ND DAY OF NOVEMBER, 2007 IN INSTRUMENT NO. 20071102-0129264, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. REGIONS MORGAN KEEGAN TRUST WAS APPOINTED AS SUCCESSOR TRUSTEE UPON THE DEATH OF HERSHEL G. PAYNE (DATE OF DEATH DECEMBER 19, 2008) AS EVIDENCED BY MEMORANDUM OF TRUST RECORDED HEREWITH AS EXHIBIT "A".

This is improved property known as **309 S. 10th Street, Nashville, TN 37206**

This conveyance is subject to any and all existing Restrictions and Easements as shown of record including those in Plat Book 3500, Page(s) 116, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind itself as the **Successor Trustee of the Hershel G. Payne, Jr. Revocable Living Trust Agreement** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. Wherever 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 my hand this 10th day of July 2009.

Hershel G. Payne, Jr. Revocable Living Trust
Agreement dated October 25, 2007 by Regions
Morgan Keegan Trust as Successor Trustee

By: Thomas A. Allen

Title: vice President

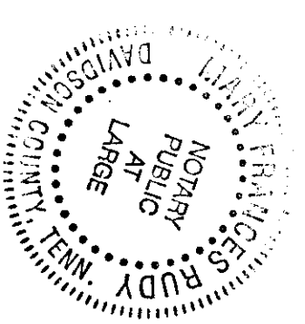
STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of July, 2009, before me personally appeared Thomas A. Allen (name), Trustee (title) of Regions Morgan Keegan Trust, Successor Trustee of the Hershel G. Payne, Jr. Revocable Living Trust Agreement, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 10th day of July, 2009.

Notary Public

My Commission Expires: 7-24-10



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me this 10th day of July 2009, 2009.

Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010