THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0907096 Record and Return to: HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215	The actual consideration or value, whichever is greater, for this transfer is: $190,000.00. Affiant Subscribed and sworn to before me this 24 day of July, 2009. Notary Public My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

BILL GARRETT, Davidson County
Trans:T20090051261 DEEDWARR
Recvd: 07/29/09 15:42 2 pgs
Fees:13.00 Taxes:703.00
20090729-0071135

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Hung Yi Lee Liang Yu Chen 419 Belle Pointe Drive Nashville, TN 37221	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	Map 142-10-B Parcel 10.00CO

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Regions Bank**, an Alabama Banking Corporation, (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to **Hung Yi Lee** and **Liang Yu Chen**, husband and wife, (the "Grantees"), Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Belle Pointe, Phase One, of record in Plat Book 6250, Pages 500 and 501, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Todd Zeitlin, unmarried, by Quitclaim Deed from Barry Construction Co., a Tennessee corporation, of record at Book 8604, Page 53, Register's Office for Davidson County, Tennessee, dated April 14, 1992.

Being the same property conveyed to Regions Bank by Substitute Trustee's Deed from Shapiro & Kirsh, LLP., Substitute Trustee, of record at Instrument Number 20090212-0012284, Register's Office for Davidson County, Tennessee, dated January 9, 2009.

This conveyance is made subject to:

1. Taxes for 2009, which have been prorated and assumed by Grantee.
2. The Plan of record in Book 6250, Page 500 and 501, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
3. By-Laws of Belle Pointe Homeowners' Association, Inc., of record in Book 6689, Page 783, and as amended in Book 7409, Page 224, in Book 7851, Page 215, in Book 9319. Page 443 and in Instrument No. 20020130-0013252, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions, and Restrictions of Belle Pointe, of record in Book 6689, Page 772, and as amended in Book 6702, Page 409, in Book 6774, Page 774, and in Book 6862, Page 292, Register's Office for Davidson County, Tennessee.
5. Subject to Rules Regarding Enforcement of governing documents of record in Instrument No. 20051027-0130021, Register's Office for Davidson County, Tennessee.
6. Conveyance of common area to Belle Pointe Homeowners' Association, of record in Book 6774, Page 776, Register's Office for Davidson County, Tennessee.
7. All matters shown on the Boundary Plat of Belle Pointe, of record in Book 6250, Page 440, Register's Office for Davidson County, Tennessee.
8. Sewer Line Easement of record in Book 4613, Page 509, Register's Office for Davidson County, Tennessee.
9. All matters shown on the Plan of record in Book 4175, Page 149, Register's Office for Davidson County, Tennessee.

This is improved property known as: 419 Belle Pointe Drive, Nashville, TN 37221

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 THE EXECUTION HEREOF this 23 day of July, 2009.

GRANTOR:

Regions Bank, an Alabama Banking Corporation

By: _____
Name: Joe Terrill
Title: Vice President

STATE OF MISSISSIPPI
COUNTY OF Forrest

Before me, the undersigned, 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 to be the Vice President of Regions Bank, an Alabama Banking Corporation, the within named bargainor, a corporation, and that Joe Terrill, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal, at office, this 23 day of July 2009.

_____
Notary Public

My commission expires: My Commission Expires May 20, 2011