BILL GARRETT, Davidson County
Trans:T20090053542 DEEDWARR
Recvd: 08/06/09 13:37 2 pgs
Fees:13.00 Taxes:466.20
20090806-0074066

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: George Henry Sprague
79 Rolling Meadows Drive
Goodlettsville, TN 37072

SEND TAX BILLS TO: George Sprague
79 Rolling Meadows Drive
Goodlettsville, TN 37072

MAP/PARCEL NO: 33-4-A-79.00 CO

For good and valuable consideration received, **Regions Morgan Keegan Trust, Successor by Mergers of First American National Bank, Trustee Under Will of J.O. Covington** (Grantor) by these presents does transfer and convey unto, **George Henry Sprague,** 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 79, ROLLING MEADOWS TOWNHOMES, PHASE ONE, SECTION ELEVEN, as shown on plat of record in Plat Book 9700, Page 183, 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 First American National Bank, Trustee Under Will of J. O. Covington by Warranty Deed from Rolling Meadows Joint Venture, a partnership composed of HM Properties, Inc., a Tennessee corporation, and Corson Development, Inc., a Tennessee Corporation, recorded on the 8th day of August, 1996 in Book 10150, Page 809, in the Register's Office of Davidson County, Tennessee. Said Regions Morgan Keegan Trust is the Successor by Mergers of First American National Bank.

This is improved property known as **79 Rolling Meadows Drive, Goodlettsville, TN 37072**

This conveyance is subject to any and all existing Restrictions and Easements as shown of record including those in Plat Book 9700, Page(s) 183; Covenants, Conditions and Restrictions of record in Book 6593, Page 194, Book 6726, Page 18, Book 6926, Page 472, Book 6966, Page 497, Book 6980, Page 188, Book 7138, Page 352, Book 7408, Page 733, Book 8049, Page 711, Book 9319, Page 100, Book 9557, Page 25, Book 9566, Page 369 and Book 9675, Page 386; HOA Charter of record in Book 6595, Page 734 and Book 8052, Page 513; Easement for Public Utilities and Drainage of record in Instrument No. 20021025-0130769; Easement for Transmission Line of record in Book 3248, Page 58; Easement for Sanitary Sewer of record in Book 5818, Page 658; Conveyance to HOA of record in Instrument No. 20040107-0002792, 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, his 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 **Trustee** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, his 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 31 day of July 2009.

Regions Morgan Keegan Trust, Successor by Mergers of First American National Bank, Trustee Under Will of J. O. Covington

By: Thomas A. Allen

Title: VICE PRESIDENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of July, 2009, before me personally appeared Thomas A. Allen (name), Vice President (title) of Regions Morgan Keegan Trust, Successor by Mergers of First American National Bank, Trustee Under Will of J.O. Covington , 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 31st day of July, 2009.

Notary Public

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.
My Commission Expires ... 2010

My Commission Expires: 5/22/10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $126,000.00.

George Henry Seagroves
Affiant

Subscribed and sworn to before me this 31st day of July, 2009.

Notary Public

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

My Commission Expires: 5/22/10