BILL GARRETT, Davidson County
Trans:T20090054462 DEEDWARR
Recvd: 08/10/09 12:49 2 pgs
Fees:13.00 Taxes:203.50
20090810-0075088

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

This Instrument Prepared By:
McCann Hubbard & Solomon, PLLC
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

ADDRESS NEW OWNERS:
Wei Xing Guo
844 Arlington Heights Drive
Brentwood, TN 37027

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL:
162-16-0-076.00

STATE OF Tennessee
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $55,000.00

Affiant

PATRICIA A. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me
this 6 day of August, 2009.

Patricia A. Greer
Notary Public
My Commission Expires: 1/7/2013

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Regions Bank**, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wei Xing Guo**, hereinafter called the **GRANTEE**, its successors and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows:

Land situated in Davidson County, Tennessee, being Lot No. 53-B on the Plan of Hickory Park Villas, Section Two, Zone Lot Division, Lots 49 through 56 and 58 through 66, of record in Book 6250, page 615, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Dale Potts, unmarried, by Warranty Deed, from Barry Zeitlin and wife, Linda Zeitlin, of record in Instrument No. 20041102-0131340, Dated October 26, 2004, Said property was conveyed to Sandy Wilson, as Trustee, of record in Instrument No. 20051215-0150515, Dated November 18, 2005, who hereby appointed J. Phillip Jones, as Substitute Trustee, of record in Instrument No. 20090115-0003804. J. Phillip Jones, as Substitute Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold to Regions Bank, of record in Instrument No. 20090323-0026018, Dated March 20, 2009, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Facts which would be disclosed by a comprehensive survey of the property.
The Plan of record in Plat Book 5200, page 603, and Plat Book 6250, page 867, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6815, page 800, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 7891, page 217, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 1411 Bell Trace Drive Antioch, TN 37013

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said **GRANTEE**, its successors and assigns, forever.

GRANTOR does hereby covenant 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 my hand this 6th day of August, 2009.

Regions Bank

By: Brenda Goff
Its: Vice President

STATE OF Mississippi
COUNTY OF Forrest

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Brenda Goff with whom I am personally acquainted (or proved to me his or her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Vice President of **Regions Bank**, the within named bargainor, and that he or she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 6th day of August, 2009.

Notary Public

My Commission Expires:

My Commission Expires May 20, 2011

MICHAEL W. PETERS, JR., LAMAR COUNTY, MS NOTARY PUBLIC