BILL GARRETT, Davidson County
Trans: T20090078176 DEEDWARR
Recvd: 11/17/09 12:45 2 pgs
Fees: 13.00 Taxes: 362.60

20091117-0105821

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Ste 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010

STATE OF TN
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $98,000.00

Affiant

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

Notary Public
My commission expires: 5/22/2010

05-0910-64810

Address of New Owner:	Send Tax Bills to:	Tax Information
Tranishea Q. Anderson 1412 Laurel Oak Drive Antioch TN 37013	MAGNA BANK P.O. BOX 17257 MEMPHIS, TN 38187-0257	164-12-0-032.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Regions Bank, an Alabama Banking Corporation**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tranishea Q. Anderson**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 79, on the Plan of Meadow Woods, Phase 1, of record in Book 9700, Page 570, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carlton Stanley Haymes and wife, Leslie Haymes by deed from Andrew C. Turner and M. Ashley Turner, dated October 27, 2004, recorded November 1, 2004, of record in Instrument No. 20041101-0130990, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Regions Bank by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, dated June 26, 2009, recorded July 2, 2009, of record in Instrument No. 20090702-0061726, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1412 Laurel Oak Drive, Antioch, TN 37013

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 warranty 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.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby

extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

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 9th day of November, 2009.

Regions Bank

By: _____
Joe Terrill, Vice President

CORPORATE ACKNOWLEDGMENT

STATE OF Mississippi
COUNTY OF Forrest

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joe Terrill, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Regions Bank, the within named bargainor, and that he is authorized by Regions Bank to execute this instrument on its behalf and in the capacity stated therein.

Witness my hand in Hattiesburg, MS, this 9th day of November, 2009.

_____
Notary Public

My Commission expires

My Commission Expires May 20, 2011

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