Prepared by and return to: A Title Quest, 25 Century Blvd., Ste 405, Nashville, TN 37214

SPECIAL WARRANTY DEED

Address New Owners as Follows	Send Tax Bills To:	Map-Parcel Numbers
Don Rucker and Pat Ryan	Don Rucker and Pat Ryan	155080E07500CO
200 Aspen Wood Ln	200 Aspen Wood Ln	
Nashville TN 37221	Nashville TN 37221	

FOR AN IN CONSIDERATION OF THE SUM OF Ten Dollars, cash in hand paid the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, Regions Bank , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Don Rucker and Pat Ryan, both married hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to-wit:

See attached exhibit A

This is not the primary residence of the Grantor or Grantee(s).

This conveyance is subject to any restrictive covenants, easements or setback lines that may be applicable.

This is IMPROVED property, known as: 7420 Kreitner Dr., Nashville, TN 37221

By accepting this Special Warranty Deed, Grantee, acknowledged that he/she had had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in the Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis". And Grantor does further covenant and bind itself, its assigns, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

AND THE GRANTORS, 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 25th day of November, 2009.

Regions Bank

T. L. Brock

By: THOMAS L BROCK (Print Name)

Its: SENIOR VICE PRESIDENT

BILL GARRETT, Davidson County
Trans:T20090084668 DEEDWARRSP
Recvd: 12/16/09 10:10 3 pgs
Fees:18.00 Taxes:656.75

20091216-0114446

State of Mississippi

County of Forrest

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Thomas L. Brock with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Senior Vice President of Regions Bank, a corporation, and that he as such Senior Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as the Senior Vice President.

Notary

STATE OF MISSISSIPPI
LORA STACIE MYRICK
ID No. 59194
NOTARY PUBLIC
Comm. Expires April 10, 2012
FORREST COUNTY

Witness my hand and official seal at Forrest (County) Mississippi (State) this 25th day of November, 2009.

OATH ATTESTING TO VALUE OF PROPERTY

State of TN County of Davidson

I/We hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $177,500.00

Affiant Holly Reid

Subscribed and sworn to before me this the 30 day of November, 2009.

Notary Public

BRANDI B. LIGHTFOOT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 3, 2012

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: ATQ09-0427 Commitment No.: ATQ09-0427

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee, BEING Lot No. 52, on the Final Plat of Bellevue Highlands, Phase Two, of record at Instrument No. 20000830-0085630, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Michelle M. Neal, an unmarried person, by Warranty Deed from The Jones Company of Tennessee, L.L.C., dated July 29, 2004 and recorded in Instrument No. 20040803-0092580, Register's Office for Davidson County, Tennessee; and being further conveyed to Regions Bank DBA Regions Mortgage, by Substitute Trustee's Deed, dated September 11, 2009 and recorded in Instrument No. 20090914-0085616, Register's Office for said County.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

Parcel ID is: 155-08-0E-075.00

Property Address is: 7420 Kreitner Drive, Nashville, Tennessee 37221