Return To: 0125
This Instrument Prepared by:
Jack Case Wilson Title Associates, LLC
125 River Rock Boulevard, Suite B
Murfreesboro, TN 37128
0125

BILL GARRETT, Davidson County
Trans:T20090085923 DEEDWARRSP
Recvd: 12/22/09 07:43 2 pgs
Fees:13.00 Taxes:312.65
20091222-0116224

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, Regions Bank, said Grantor does hereby bargain, sell, transfer and convey unto Gary W. Biggs, II, unmarried and his/her heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being all of Lot No. 19, Block D, Woodlawn Estates of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being all of the same property conveyed to Regions Bank by Trustee's Deed dated August 19, 2009 from Shellie Wallace, Successor Trustee, of record in Instrument Number 20090831-0081366, Register's Office for Davidson County, Tennessee.

Commonly known as 261 Cumberland Avenue, Madison, TN 37115

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenance, estate, title and interest thereto belonging, unto said Grantee, Gary W. Biggs, II and his/her assigns, forever.

Grantee, Gary W. Biggs, II whose address is 261 Cumberland Avenue, Madison, TN 37115, are responsible for the payment of real property taxes on subject property.

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 others.

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.

IN WITNESS WHEREOF, the said Regions Bank has executed this deed and affixed its corporate seal by Joe Terrill, its Vice President this 18th day of November, 2009.

Regions Bank

BY: _____

Title: Joe Terrill Vice President

STATE OF Mississippi

COUNTY OF Forrest

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joe Terrill with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the Vice President of Regions Bank the within named bargainor, a corporation, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Vice President as such Vice President.

Witness my hand and official seal at office this 18th day of November, 2009.

My Commission Expires:

~~My Commission Expires May 20, 2011~~

Notary Public

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

The actual consideration or value whichever is greater, for this transfer is ~~$84,500.00~~ $81,500.00

Affiant

Subscribed and sworn to before me this 15th day of ~~November~~ December, 2009.

Notary Public

Heather Lee State of Tennessee Notary Public Rutherford Co

My Commission Expires: 8-20-13

ADDRESS NEW OWNERS:
Gary W. Biggs, II
261 Cumberland Avenue
Madison, Tennessee 37115

SEND TAX BILLS TO:
First Community Mortgage
1610 S. Church Street
Murfreesboro, TN 37130

MAP & PARCEL:
043-09-0 100.00