BILL GARRETT, Davidson County
Trans:T20100002753 DEEDWARRSP
Recvd: 01/14/10 12:07 2 pgs
Fees:13.00 Taxes:189.44
20100114-0003524

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Steven D. Scheibe	OWNER	MAP 59-13
4010 Tucker Road	P.O. Box 1024	PARCEL 97
Nashville, TN 37218	FAIRVIEW TN 37062	

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 all of which are hereby acknowledged, **Regions Bank**, an Alabama Banking Corporation(the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Steven D. Scheibe** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Land in Davidson County, Tennessee, being Lot 191 on the plan of Treppard Heights, as of record in Book 2663, pages 64 & 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.
>
> Being the same property conveyed to Regions Bank by Substitute Trustee's Deed recorded as instrument number 20090126-0006661, said Register's Office.

This is IMPROVED property known as 4010 Tucker Road, Nashville, TN 37218.

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

And Grantor does hereby covenants 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 or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by the Grantor, but on his own judgment.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 21 day of December, 2009.

Regions Bank

By: _____
Joe Terrill
Its: Vice President

STATE OF Mississippi
COUNTY OF Forrest

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

Witness my hand, at office, this 21st day of December, 2009.

_____
Notary Public

My Commission Expires: My Commission Expires May 20, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $51,200.00.

_____
Affiant

Subscribed and sworn to before me this 11 day of ~~December~~ JANUARY, ~~2009~~ 2010.

_____
Notary Public

My Commission Expires: 1-9-12