Prepared by and return to: A Title Quest, 2 International Plaza #601 Nashville TN 37217 ~~1312 Central Court, Hermitage TN 37076~~

SPECIAL WARRANTY DEED

Address New Owners as Follows	Send Tax Bills To:	Map-Parcel Numbers
John Cundiff	SAME	09016018200
210 Hunting Creek Rd	SAME	
Hopkinsville, Ky 42240	SAME	

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 John Cundiff an unmarried man hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Robertson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit: Being Lot No. 515 on the Plan of Charlotte Park, Section Seven, as of record in Book 2663, page 122, Register's Office for said County. Said Lot No. 515 fronts 65 feet on the westerly side of Achievement Drive and runs back 153.7 feet on the northerly line and 146 feet on the southerly line to a dead line on which it measures 92 feet.

Being the same property conveyed to Regions Bank deed from J. Phillip Jones, Substitute Trustee dated 3/2/2006 and recorded in Instrument # 20091006-0092655, Register's Office for Davidson County, Tennessee.

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

This is IMPROVED property, known as: 509 Achievement Dr., Nashville, TN 37209.

This is not the primary residence of Grantee.

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.

BILL GARRETT, Davidson County
Trans:T20100010846 DEEDWARRSP
Recvd: 02/24/10 10:32 2 pgs
Fees:13.00 Taxes:314.50
20100224-0013972

Witness my hand this 17 day of February, 2010.

Regions Bank

By: Joe Terrill

Its: Vice President

State of Mississippi

County of Forrest

Before me, the undersigned, a Notary Public in 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 oath, acknowledged himself to be the Vice President of Regions Bank , a corporation, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as the Vice President.

MICHAEL W PETERS JR LAMAR COUNTY MS NOTARY PUBLIC

Michael W Peters Jr

Notary

My Commission Expires May 20, 2011

Witness my hand and official seal at Davidson (County) TN (State) this 23rd day of February, 2010.

OATH ATTESTING TO VALUE OF PROPERTY

I/We hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 85,000.00

Affiant

Subscribed and sworn to before me this the 23rd day of February, 2010.

Notary Public

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

My Commission Expires JULY 3, 2012