This Instrument Prepared By:

Jennifer S. Dunlap, Attorney
Southland Title & Escrow Co., Inc.
7101 Executive Center Dr. #151
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20100016278 DEEDWARRSP
Recvd: 03/19/10 14:06 2 pgs
Fees: 13.00 Taxes: 129.50
20100319-0020859

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.:
Mehmet Alatas 3521 Country Way Rd Antioch TN 37013	New Owner	115-9-A 7.00CO

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $35,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of March, 2010.

Notary Public

My Commission Expires: 9/23/13

STATE OF TENNESSEE NOTARY PUBLIC JENNIFER S. DUNLAP WILLIAMSON COUNTY

FOR AND IN VALUABLE CONSIDERATION in the sum of Ten Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Regions Bank (hereinafter "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Mehmet Alatas (hereinafter "Grantees"), their successors, and assigns, certain real estate in Davidson County, Tennessee, described as follows:

LAND in Davidson County, TN, BEING Lot No. 7, on the Plan of The Woods of West Meade, a Planned Unit Development, of record in Instrument No. 20031027-0157620, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Regions Bank, by Successor Trustee's Deed from Victoria A. Ferraro, Successor Trustee, of record in Instrument No. 20091217-0114898, Register's Office for Davidson County, TN.

This is unimproved property with a mailing and street address of 758 Saussy Place, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantees, their successors and assigns forever and Grantor covenants that it is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. The 2010 Davidson County Taxes will be pro-rated through date of closing and assumed by the Grantee;

2. All matters which would be disclosed by a survey of the property;

3. All easements, restrictions, setback requirements, or other conditions of record in the Davidson County Register of Deeds Offices; and

4. In accepting this Deed, Grantees expressly disclaim and waive the Application of the Tennessee Residential Property Disclosure Act set out in Tenn. Code Ann. § 66-5-101 et seq. and the same shall not apply to this conveyance.

Grantor further covenants and binds itself, its successors and representatives to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to the said Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 15th day of March, 2010.

Regions Bank

By: _____

Title: Bank Officer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public for the State of County aforesaid, personally appeared Clay Peterson with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Bank Officer of Regions Bank, the within named bargainor, a corporation, and that he as such Bank Officer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Bank Officer.

Witness my hand and official seal at office this 15 day of March, 2010.

_____
Notary Public

My Commission Expires: 9/23/13

