SPECIAL WARRANTY DEED

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2010.

Notary Public

MY COMMISSION EXPIRES: 04-23-2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Morrell	Jon Morrell	
(NAME) 1235 Apache Lane	(NAME) 1235 Apache Lane	05212010300
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20100269

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Regions Bank**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jon Morrell, a single person**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

AND THE GRANTOR, 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 encumberances 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.

SEE ATTACHED EXHIBIT A

This is improved X property, known as 1235 Apache Lane, Madison, TN 37115 (unimproved)

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and defend the title to the said land to the said GRANTEE, his/her heirs and assigns.

Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 24th day of March, 2010.

Regions Bank

By:
Joe Terrill, Vice President

BILL GARRETT, Davidson County
Trans:T20100018483 DEEDWARRSP
Recvd: 03/30/10 12:07 3 pgs
Fees:18.00 Taxes:332.63

20100330-0023632

STATE OF MS

COUNTY OF Forrest

Before me, the undersigned authority, a Notary Public of the State and county mentioned, 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 vice president (or other officer authorized to execute the instrument) of Regions Bank, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as vice president (or other authorized officer).

Witness my hand and official seal this 24th day of March, 2010.

Commission expires:

Notary Public



EXHIBIT A

Certain real property situate in City of Madison, Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 91 on the Plan of Sequoia Valley, Section 2, of record in Plat Book 3700, page 114, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Regions Bank by Successor Trustee's Deed from Wendy Geurin Smith, Successor Trustee, dated October 16, 2009 and filed of record in Instrument 20091102-0101127, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED