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:T20100024183 DEEDWARRSP
Recvd: 04/23/10 09:53 3 pgs
Fees:18.00 Taxes:188.89
20100423-0030727

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.:
Chris Thomas Homes, LLC 9619 Deer Track Court Brentwood, TN 37027	New Owner	94-01 443.00

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $51,050.00.

Affiant

Subscribed and sworn to before me, this 22nd day of April, 2010.

Notary Public

My Commission Expires: 9/23/13

JENNIFER S. DUNLAP
NOTARY PUBLIC
STATE OF TENNESSEE
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, a Alabama banking corporation, (hereinafter "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto CHRIS THOMAS HOMES, LLC, a Tennessee limited liability company (hereinafter "Grantees"), their successors, and assigns, certain real estate in Davidson County, Tennessee, described as follows:

LAND in Davidson County, TN, BEING the east 45 feet of Lot No. 277, on the Map of Edgefield Land Company's First Subdivision, of record in Book 57, page 130, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Said part of said lot fronts 45 feet on the southerly side of Eastside Avenue and runs back between parallel lines, 150 feet to an alley.

The deed of trust of record in Instrument No. 20070924-0113745, and deed of record in Instrument No. 20091207-0112019, both in the Register's Office for Davidson County, TN, contain an incorrect reference to the entire Lot No. 277.

Being the same property conveyed to Regions Bank, by Trustee's Deed dated December 7, 2009, from Sam J. McAllester, III, Substitute Trustee, of record in Instrument No. 20091207-0112019, Register's Office for Davidson County, TN.

This is improved property with a mailing and street address of 1604 Eastside Avenue, Nashville, Tennessee 37206.

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.

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 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 Grantor, but on its own judgment.

IN WITNESS WHEREOF, Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 21st day of April, 2010.

Regions Bank

By: _____
Joe Tergill

Title: Vice President

STATE OF Mississippi)
COUNTY OF Forrest)

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

Witness my hand and official seal at office this 21st day of April, 2010.

Notary Public

My Commission Expires: August 17, 2010

CLIFF N. RUSSUM, FORREST COUNTY, MS
NOTARY PUBLIC
My Commission Expires August 17, 2010