BOX #14A

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100028939 DEEDWARRSP
Recvd: 05/13/10 15:04 2 pgs
Fees:13.00 Taxes:184.08
20100513-0037045

State of Tennessee)
County of Davidson)

G#22571-4

The actual consideration or value, whichever is greater, for this transfer is **$49,750.00.**

Affiant

Subscribed and sworn to before me, this the 13th day of May, 2010.

Katherine Goodson
Notary Public

My commission expires: May 2, 2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

KATHERINE GOODSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John T. Cook	**"New Owner"**	**Map 119-13-0 Parcel 024.00**
2927 Berry Hill Drive		
Nashville, TN 37204		

FOR AND IN 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, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

John T. Cook, married

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 51 on the Plan of an addition to and a revision of Lots Nos. 93, 94, 95, 96, 97 of the H. G. McNabb Subdivision, as of record in Book 1130, Page 79, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Regions Bank, by Trustee's Deed dated December 7th, 2009, from Sam J. McAllester, III, as Substitute Trustee, of record in Instrument No. 20091207-0112018, Register's Office for Davidson County, Tennessee. Instrument of Correction of record in Instrument No. 20100513 0037043 and Memorandum of Corrected Notary Acknowledgment of record in Instrument No. 20100513 0037044, said Register's Office.

THIS conveyance is subject to restrictive covenants of record in Book 1333, Page 387, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved (_X_) unimproved (____) property, known as: **3103 Harlin Drive, Nashville, TN 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging unto said GRANTEES, and the heirs and/or assigns of said GRANTEES, forever; and, the GRANTOR further covenants with the said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out.

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 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 their own judgment.

Witness its hand by its duly authorized officer this **13th** day of **May, 2010.**

Regions Bank

By: _____

Joe Terrill
Vice President

STATE OF Mississippi)

COUNTY OF Forest)

Before me, the undersigned, a Notary Public, within 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, the within named bargainor, a banking corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the banking corporation by himself as such Vice President.

Witness my hand and official seal at Hattiesburg (City), Mississippi (State), this **13th** day of **May, 2010.**

Notary Public _____

My Commission Expires: _____

STATE OF MISSISSIPPI
JEFFERY M. KEYSEEAR
ID# 92252
NOTARY PUBLIC
Comm. Expires
Feb. 4, 2013
FORREST COUNTY