BILL GARRETT, Davidson County
Trans:T20100039671 DEEDWARRSP
Recvd: 06/29/10 14:56 2 pgs
Fees:13.00 Taxes:1480.00
20100629-0050833

THIS INSTRUMENT PREPARED BY: **MOORELAND TITLE COMPANY, LLC** 213 Overlook Circle, Suite B-2 Brentwood, TN 37027 (615) 376-9400	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater for this transfer is $400,000.00 Lisa Caines AFFIANT Subscribed and sworn to before me, this 18th day of June, 2010. Linda J. Ott NOTARY PUBLIC My Commission Expires: 12-[illegible]

LINDA J. OTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Bernard & Sherry Bublick 916 Huntington Circle Nashville, TN 37215	US Bank Home Mortgage P.O. Box 7298 Springfield, OH 45501	131-05-0C-03000CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Regions Bank, an Alabama Banking Corporation ("Grantor") does hereby bargain, sell, transfer and convey unto **Bernard Bublick and wife Sherry Bublick,** ("Grantee") their successors, and assigns, property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Burton Hills Village of Huntington Tract 10, as of record in Plat Book 6250, Page 612, and as amended in Book 6637, Page 717, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Regions Bank, by Substitute Trustee's Deed, dated February 19, 2010 of record in Instrument No. 20100222-0013270, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to REGIONS BANK, its successors, and assigns, forever.

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 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.

This is () unimproved (X) improved property known as: 916 Huntington Circle, Nashville, TN 37215

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 18th day of June, 2010.

REGIONS BANK

By: _____

Marianne Garner-Lee, Vice President

REGIONS BANK CORPORATE SEAL AN ALABAMA BANKING CORPORATION

STATE OF Mississippi
COUNTY OF Forrest

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marianne Garner-Lee, with whom I am personally acquainted, and who, upon oath, acknowledged ~~himself~~ herself to be the Vice President of Regions Bank, the bargainor, an Alabama Banking Corporation, and that she as such Vice President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Regions Bank, by ~~himself~~ herself as such Vice President.

WITNESS my hand and official seal, on this 18th day of June, 2010

_____
NOTARY PUBLIC

My Commission Expires: August 17, 2010

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