NEW OWNER:
Vinod T. Zaver
123 Blairwood Court
Lebanon, TN 37087

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
10-0388

SEND TAX BILLS TO:
NEW OWNER

BILL GARRETT, Davidson County
Trans:T20100042448 DEEDWARRSP
Recvd: 07/12/10 09:56 3 pgs
Fees:18.00 Taxes:133.20
20100712-0054287

Map and Parcel 11905025300

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **REGIONS BANK, a** Alabama **banking corporation,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **VINOD T. ZAVER,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in the 6th Civil District of **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, and being more particularly described as follows:

TRACT I:
Being Lot No. 176 which fronts 50 feet on the East side of Foster Avenue and extends back between parallel lines 150 feet to an alley in the rear and being of record in Book 332, Page 148 (incorrectly stated prior deed as Book 658, Page 204), Register's Office for Davidson County, Tennessee. Said lot being in Cumberland Nursery Addition.

TRACT II:
Land in Davidson County, Tennessee, in the Sixth Civil District, being a strip of land fronting 8 feet on the easterly margin of Foster Avenue and running back between parallel lines 50 feet to a line measuring 8 feet thereon. Said lot is the southerly 8 feet facing Foster Avenue of Lot No. 177 on the Map of the resubdivision of Lots Nos. 3, 4, 5 and 6 Cumberland Nurseries, as of record in Book 332, Page 148, Register's Office, Davidson County, Tennessee, more specifically described as being a portion of Lot No. 177 on the Map of the Resubdivision of Lots Nos. 3, 4, 5, and 6 Cumberland Nurseries as of record in Book 332, Page 148, Register's Office, Davidson County, Tennessee. Commencing at the westerly common corner of Lots Nos. 176 and 177, thence northerly along the easterly margin of Foster Avenue a distance of 8 feet, thence easterly a distance of 50 feet, thence southerly a distance of 8 feet, thence westerly along the common line of Lots Nos. 176 and 177 a distance of 50 feet to the point of origin.

Being the same property conveyed unto Regions Bank by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, dated June 5, 2009, and of record as Instrument No. 20090608-0053175, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, 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 or 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.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized representative, this 10th day of June, 2010.

REGIONS BANK

By: _____

Its: Joe Terrill Vice President

STATE OF Mississippi

COUNTY OF Forrest

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Joe Terrill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is Vice President of **REGIONS BANK**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 10th day of June, 2010.

NOTARY PUBLIC

My commission expires: My Commission Expires May 20, 2011

MICHAEL W. PETERS, JR. LAMAR COUNTY, MS NOTARY PUBLIC

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The actual consideration or value, whichever is greater, for this transfer is $ 36,000.00 .

David T. Zaver
AFFIANT

Sworn to and subscribed to before me this the 9th day of ~~June~~ July, 2010.

Gwendolyn Shores
NOTARY PUBLIC

My commission expires: Aug 2, 2011

GWENDOLYN SHORES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY