BILL GARRETT, Davidson County
Trans:T20100043162 DEEDWARR
Recvd: 07/14/10 12:55 5 pgs
Fees:27.00 Taxes:0.00
20100714-0055238

This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

WARRANTY DEED

Grantor: **Anna Margaret Millspaugh**

Grantee: **Regions Bank, N.A., Trustee of the Anna Margaret Millspaugh Living Trust established August 26, 1996**

County: **Davidson, Tennessee**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Regions Bank, N.A., Trustee Regions Center, 5th Floor 315 Deaderick Street Nashville, TN 37237	**Map and Parcel No. (s):** 117-09-0C-008.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby states that this Warranty Deed conveys property to a revocable living trust and pursuant to T.C.A. § 67-4-409(a)(3)(F) this conveyance is exempt from transfer tax.

Regions Bank, N.A., Trustee

By: Heather Boyet, VP
Trust Officer, Affiant

Subscribed and sworn to before me, this 14th day of July, 2010.

DIANA K. BLINES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission Expires 1/7/2013.

affix seal here

RECITALS:

WHEREAS, on August 26, 1996, Anna Margaret Millspaugh ("the Grantor") established by written declaration (the "Trust Declaration") the Anna Margaret Millspaugh Living Trust, which is a revocable living trust;

WHEREAS, under the Trust Declaration, Anna Margaret Millspaugh was appointed to serve as the initial trustee of the Anna Margaret Millspaugh Living Trust;

WHEREAS, on July 1, 2002, the Anna Margaret Millspaugh amended the Trust Declaration by written instrument;

WHEREAS, on September 10, 2004, Anna Margaret Millspaugh, by written instrument, resigned as trustee of the Anna Margaret Millspaugh Living Trust, and pursuant to the terms of the Trust Declaration, Robert Price Richardson, Jr. and AmSouth Bank of Nashville, Tennessee, because successor trustees;

WHEREAS, Regions Bank, N.A., is the corporate successor to AmSouth Bank;

WHEREAS, Regions Bank, N.A., and Robert Price Richardson, Jr., presently serve as trustees of the Anna Margaret Millspaugh Living Trust;

WHEREAS, the Grantor owns an undivided fifty percent (50%) interest in the parcel of real estate described in the attached Exhibit A, where the Grantor presently resides ("the Property"); and

WHEREAS, the Grantor wishes to convey her interest in the Property to Regions Bank, N.A., to be administered, in trust, pursuant to the terms of the Trust Declaration.

NOW, THEREFORE, IN CONSIDERATION of the premises, and for and in consideration of ten dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anna Margaret Millspaugh,** an unmarried person, ("the Grantor") has this day bargained and sold, and does hereby transfer and convey her fifty percent (50%) undivided interest in the real estate described in the attached Exhibit A (the "Property") unto **Regions Bank, N.A., Trustee of the Anna Margaret Millspaugh Living Trust established August 26, 1996** ("the Grantee") and its successors and assigns in trust.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. The Grantor does hereby covenant that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it and that the same is unencumbered, except for metropolitan property taxes and as may be otherwise disclosed on Exhibit A.

The Grantor further covenants and bind herself, her heirs and personal representatives, to warrant and forever defend the title to the Property to the Grantee, and its successors, heirs and assigns, against the claims of all persons.

IN WITNESS WHEREOF, the Grantor's attorneys-in-fact have signed this Warranty Deed on his 19th day of June, 2010.

Anna Margaret Millspaugh

By: Robert Price Richardson, Jr.
Robert Price Richardson, Jr.
Attorney-In-Fact*

By: Regions Bank, N.A.
Attorney-In-Fact*

By: Heather Boyett
Title Vice President

*Attorney-In-Fact under Durable General Power of Attorney of record as Instrument No. 20100420-0029798, Register's Office for Davidson County, Tennessee. Regions Bank is the corporate successor to AmSouth Bank, which was appointed attorney-in-fact under such Power of Attorney along with Robert Price Richardson, Jr. As the corporate successor, Regions Bank succeeded to all of AmSouth Bank's powers under the said Power of Attorney.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of June, 2010, before me personally appeared **Robert Price Richardson, Jr.,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Anna Margaret Millspaugh** acknowledged that such person executed the same as the free act and deed of **Anna Margaret Millspaugh.**

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of June, 2010.

Notary Public

My Commission Expires ~~August 23, 2011~~. 1/7/2013

DIANA K. BLINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Heather Boyet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself [herself] to be the Vice President (corporate office) of **Regions Bank, N. A.,** the within named bargainor, a national banking association, and that he or she as such Vice President (corporate office), executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself or herself as Vice President (corporate office), and who executed the foregoing instrument in behalf of **Anna Margaret Millspaugh,** acknowledged that such person executed the same as the free act and deed of **Anna Margaret Millspaugh.**

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of June, 2010.

Notary Public

My Commission Expires 1/7/2013.

DIANA K. BLINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Burlington Subdivision, a Planned Unit Development of record in Book 5200, pages 403, 404, 405, and 406, Register's Office for Davidson County, Tennessee.

Beginning at a point on the westerly margin of Charlesgate Court said point being the front corner of Lots 8 and 7; thence running with the line between said lots westerly 64.00 feet to a point being the common corner of Lots 8, 7, 2 and 1; thence running with the line between lots 8 and 1, southwardly 102.58 feet to a point; thence running eastwardly 74.05 feet to a point being the corner of Lots 8 and 9; thence running with the line between said lots northwardly 65.00 feet to a point on the southerly margin of Charlesgate Court; thence running with said margin westwardly 10.00 feet to a point; thence northwardly 35.00 feet to the point of beginning.

This conveyance is made subject to easements and setback lines as shown on Plat of record in Book 5200, pages 403, 404, 405, and 406, said Register's Office, and Declaration of Covenants and Conditions as shown on Book 5863, page 796, said Register's Office.

Being the same property conveyed to Kathryn Millspaugh and Margaret Millspaugh from Creason Clayton Construction, Inc. and Four-O-One Financial Corporation, a Joint Venture, by deed of record in Book 5873, Page 500, Register's Office for Davidson County, Tennessee. Margaret Millspaugh and Anna Margaret Millspaugh are one and the same person.

This is improved property known as 406 Charlesgate Court, Nashville, TN 37215.

The legal description above was taken from the deed by which the Property was conveyed to Grantor. The Property was not surveyed at the time of this conveyance nor was a title search performed.

C:\Docs\A10-TrustAdmin\Millspaugh\RealEstate\Deed-Poa\Deed-Anna-Poa.wpd