Book 29

THIS INSTRUMENT PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Map/Parcel: 04305011200

BILL GARRETT, Davidson County
Trans:T20100050139 DEEDWARRSP
Recvd: 08/12/10 15:15 3 pgs
Fees:18.00 Taxes:229.03
20100812-0063874

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Regions Bank,** does hereby bargain, sell, transfer and convey unto **Mohammad R. Shams, a married man,** his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, being Lot No. 5 of Block "A" on the Map of Cedarcrest Estates, as of record in Book 974, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Regions Bank by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, dated February 19, 2010, and filed at Instrument No. 20100222-0013271, said Register's Office.

Improved Property know as: 826 Bixler Avenue, Madison, TN 37115

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantee, **Mohammad R. Shams**, his heirs and assigns, forever.

Said 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.

IN WITNESS WHEREOF, the said Grantor has executed this deed this 9th day of August, 2010.

REGIONS BANK

By: _____

Its: Vice President

Mississippi
STATE OF ~~ALABAMA~~
COUNTY OF Forrest

Before me, the undersigned, of 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/herself to be the Vice President of the REGIONS BANK, the within named bargainor, a corporation, and that he/she as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Vice President

Witness my hand and official seal at Hattiesburg MS, ~~AL~~ this 9th day of August, 2010.

_____
Notary Public

My Commission Expires:

My Commission Expires May 20, 2011

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

****

NAME NEW OWNER(S):
Mohammad R. Shams
5932 Mt. View Road
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $61,900.00

Affiant

Subscribed and sworn to before me this 10th day of August, 2010.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010