THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Mitchell C. Ryan
228 Margo Lane
Nashville, TN 37211

Send Tax Bills To:
Regions Bank dba Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

Map & Parcel Nos.:
148-05-0-129.00

Davidson County DEEDWARRSP
Recvd: 10/26/10 13:50 2 pgs
Fees:13.00 Taxes:384.80
20101026-0085702

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$104,000.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Regions Bank** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Mitchell C. Ryan and Amber N. Ryan, husband and wife** (herein referred to as "Grantee"), his heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being Lot No. 111 on the plan of Haywood Acres, Section Four, of record in Book 2900, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Regions Bank, by deed from J. Phillip Jones, Substitute Trustee, on November 13, 2009, of record in Instrument Number 20091116-0105320, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR,DOES HEREBY COVENANT with the said Grantee except as above-noted, that, at the time of 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.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 21st day of October, 2010.

GRANTOR:

Regions Bank

By Joe Terrill, Vice President

REGIONS BANK CORPORATE SEAL AN ALABAMA BANKING CORPORATION

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer is **$104,000.00**.

AFFIANT

Subscribed and sworn to before me, this 22nd day of October, 2010.

NOTARY PUBLIC

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
8/23/11

STATE OF [redacted] MS

COUNTY OF Forrest

On this 21st day of October, 2010, before me, appeared Joe Terrill, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Vice President of Regions Bankand that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Joe Terrill acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

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

My Commission Expires:
2/4/13

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY