BILL GARRETT, Davidson County
Trans:T20100070697 DEEDWARRSP
Recvd: 11/08/10 10:31 2 pgs
Fees:13.00 Taxes:308.95
20101108-0089328

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $83,500.00

Affiant

Subscribed and sworn to before me, this 1ST day of November, 2010.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

This Instrument Was Prepared By:
Signature Title Services, LLC
4711 Trousdale Dr. Suite 120
Nashville TN 37220

Address of New Owner:	**Send Tax Bills To:**	**Map/Parcel:**
Khidir Ali Sulaiman 5002 Meta Drive Nashville TN 37211	Regions Bank 2050 Parkway Office Cr. Birmingham AL 35244	16102004700

SPECIAL WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

FOR AND IN CONSIDERATION OF THE SUM OF ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned Regions Bank herein referred to as Grantor, does hereby convey, assign, and warrant unto Khidir Ali Sulaiman and Eldez M. Sulaiman, husband and wife, hereinafter referred to as Grantee, all of its rights, title and interest in that certain parcel situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of McMurray Hills, as of record in Book 3700, Page 5, Register's Office for said County, described as follows:

Beginning at a point in the Southwesterly margin of West Crest Drive at the corner of Lots Nos. 60 and 61; thence with the line between said lots, Southwesterly 100 feet to a corner of Lot No. 62; thence with the line between Lots Nos. 61 and 62, Northwesterly 145 feet to a point in the Southeasterly margin of Meta Drive; thence with the margin of the same, Northeasterly 75 feet to a point at the beginning of a curve; thence around said curve, Northeasterly 39.3 feet to a point in the Southwesterly margin of Westcrest Drive; thence with the margin of the same, Southeasterly 120 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from Wallace B. Hunter and wife, Jo Doris Hunter to Arthur B. Pickett and wife, Lillian Barnes Pickett as recorded on the 8th day of May, 1968 in Book 4233, Page 579; Quitclaim Deed from Kevin Pickett to Kelly Pickett, a one-sixth undivided interest and Kreg Pickett, a one-sixth undivided interest as recorded on the 21st day of July, 2009 in Instrument No. 20090721-0068271 and Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee to Regions Bank as recorded on the 21st day of June, 2010 in Instrument No. 20100621-0047911, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD all of the Grantor's right, title, and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns, shall have, claim, or demand any right or title to the aforesaid property, premises, or appurtenances, or any part thereof.

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against claims of those persons claiming by, through or under Grantor, but not otherwise.

The Grantee has thoroughly inspected, examines and accepts the parcel along with any existing structures, improvements, and appurtenances thereunto belonging, if any, and is purchasing same in "as is", "where is" condition, without warranty. In addition, Grantee understands that the Grantor, its agents, successors and/or assigns, have not made any representation or warranties, either expressed or implies, regarding this parcel and that Grantee is purchasing same based on the Grantee's sole judgment and diligent inquiry.

By acceptance of this deed, as evidenced by having same recorded, Grantee affirms that content of this document and expressly agrees to indemnify and hold Grantor, its agents, successors or assigns, harmless from any and all claims (whether made by the Grantee, its agents, successors, assigns or any other party) regarding deficiency as to the condition of the property and/or any existing structures on said parcel.

The above warranty and this conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including mineral, oil, or gas reservations and any covenants and/or restrictions of record, any and all Power Line Easements, or other Easements or Rights of Way of record.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on the basis of an actually proration. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS our signature, this 1ST day of NOVEMBER, 2010.

By: JOE TERRILL, VICE PRESIDENT.
For: Regions Bank

REGIONS BANK CORPORATE SEAL AN ALABAMA BANKING CORPORATION

STATE OF MS
COUNTY OF FORREST

PERSONALLLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 1ST day of NOVEMBER, 2010, within my jurisdiction, the within named, JOE TERRILL who acknowledged that he is the VICE PRESIDENT, of Regions Bank , and that for and on behalf of the said partnership, and as its act and deed executed and delivered the above and foregoing instrument, after having been authorized to do so.

STATE OF MISSISSIPPI CLIFF N. RUSSUM ID No 82290 NOTARY PUBLIC Comm Expires August 17, 2014 FORREST COUNTY

NOTARY PUBLIC
My Commission Expires: AUGUST 17, 2014