BILL GARRETT, Davidson County
Trans:T20100070714 DEEDWARRSP
Recvd: 11/08/10 10:50 15 pgs
Fees:78.00 Taxes:1683.50
20101108-0089441

THIS INSTRUMENT PREPARED BY:
Jeffery S. DeArman, Esq.
Adams and Reese LLP
2100 3rd Avenue North, Suite 1100
Birmingham, Alabama 35203

Grantee Address:	Send Tax Bills to:	Map Parcel No.
Regions Bank 250 Riverchase Parkway, Suite 600 Birmingham, Alabama 35244 Attention: Portfolio Administration	Same	06912008700

STATE OF TENNESSEE)

DAVIDSON COUNTY)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Jackie D. Woodard**, an unmarried man and an individual resident of the State of Alabama ("Jackie"), **Jane D. Woodard**, an unmarried woman and an individual resident of the State of Tennessee ("Jane"), **Mike L. Woodard**, a married man and an individual resident of the State of Tennessee ("Mike"), **Calvin L. Woodard, Jr.**, an unmarried man and an individual resident of the State of Louisiana ("Calvin"), **Phillip K. Woodard**, a married man and an individual resident of the State of Tennessee ("Phillip"), **Regina A. Woodard**, an unmarried woman and an individual resident of the State of Tennessee ("Regina"), **Joel K. Woodard**, a married man and an individual resident of the State of Tennessee ("Joel"), **Keli W. Weed**, a married woman and an individual resident of the State of Missouri ("Keli"), **Lindsay W. Greer (f/k/a Lindsay Woodard)**, a married woman and an individual resident of the State of Tennessee ("Lindsay", and together with Jackie, Jane, Mike, Calvin, Phillip, Regina, Joel, and Keli, "Grantors"), have bargained and sold, and by these presents do hereby grant, bargain, sell, and convey unto **Regions Bank**, an Alabama banking corporation (the "Grantee"), and Grantee's successors and assigns, the following described real estate situated in Nashville, Davidson County, Tennessee (the "Property"), to-wit:

SEE EXHIBIT A attached hereto

TOGETHER WITH all buildings, structures and improvements thereon, and all and singular the rights, alleys, ways, waters, privileges, hereditaments and appurtenances to said Premises belonging or in anyway incident or appertaining. **THE PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS.**

The conveyance of the Property herein, and all covenants and warranties of Grantors contained herein, are made expressly subject to those matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

Grantors do for themselves and for their respective successors and assigns covenant with the Grantee, its successors and assigns, that the Grantors are lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted above, and that the Grantors have a good right to sell and convey the Property as contemplated herein.

Grantors covenant and binds themselves, and their respective successors and assigns, to warrant specially and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through or under the Grantors, but not further otherwise.

In addition to the conveyance of the real estate as contemplated herein, Grantors hereby further **CONVEY** and **QUIT CLAIM** to Grantee any and all right, title and interest Grantors may have in and to any land lying in the right of way of Clarksville Pike (U.S. Highway 41-A/State Route 112) and Ashland City Highway (State Route 12) adjoining the Property to the center line of said Clarksville Pike (U.S. Highway 41-A/State Route 112) and Ashland City Highway (State Route 12).

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGES TO FOLLOW]

[EXECUTION PAGE OF SPECIAL WARRANTY DEED – JACKIE D. WOODARD]

IN WITNESS WHEREOF, Jackie D. Woodard, as one of the Grantors, has executed this instrument as of the 19th day of October, 2010

GRANTOR:

JACKIE D. WOODARD

STATE OF ALABAMA
COUNTY OF SHELBY

Before me, a Notary Public of the State and County aforesaid, personally appeared Jackie D. Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Jackie D. Woodard, the within named bargainor, an individual resident of the State of Alabama, and that he executed the foregoing instrument for the purposes therein contained by signing his name in his individual capacity.

WITNESS my hand and seal, this 19th day of October, 2010.

Notary Public

My commission expires:

My Commission Expires 10/04/11

NOTARY PUBLIC ALABAMA STATE AT LARGE MYRA FABIAN

[EXECUTION PAGE OF SPECIAL WARRANTY DEED – JANE D. WOODARD]

IN WITNESS WHEREOF, Jane D. Woodard, as one of the Grantors, has executed this instrument as of the 27th day of October, 2010

GRANTOR:

Jane D. Woodard

JANE D. WOODARD

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public of the State and County aforesaid, personally appeared Jane D. Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Jane D. Woodard, the within named bargainor, an individual resident of the State of Tennessee, and that she executed the foregoing instrument for the purposes therein contained by signing her name in her individual capacity.

WITNESS my hand and seal, this 27th day of October, 2010.

B.H.

Notary Public

My commission expires:

B. H. PARKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

[EXECUTION PAGE OF SPECIAL WARRANTY DEED – MIKE L. WOODARD]

IN WITNESS WHEREOF, Mike L. Woodard, as one of the Grantors, has executed this instrument as of the 20 day of October, 2010

GRANTOR:

MIKE L. WOODARD

STATE OF Tn
COUNTY OF Hickman

Before me, a Notary Public of the State and County aforesaid, personally appeared Mike L. Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Mike L. Woodard, the within named bargainor, an individual resident of the State of Tennessee, and that he executed the foregoing instrument for the purposes therein contained by signing his name in his individual capacity.

WITNESS my hand and seal, this 20th day of October, 2010.

Notary Public

My commission expires:

3-25-14

ANN HOOTEN
STATE OF TENNESSEE NOTARY PUBLIC
HICKMAN COUNTY
Expires March 25, 2014

[EXECUTION PAGE OF SPECIAL WARRANTY DEED – CALVIN L. WOODARD, JR.]

IN WITNESS WHEREOF, Calvin L. Woodard, Jr., as one of the Grantors, has executed this instrument as of the 22nd day of October, 2010

GRANTOR:

Calvin L Woodard Jr.

CALVIN L. WOODARD, JR.

STATE OF Louisiana
PARISH OF Calcasieu

Before me, a Notary Public of the State and County aforesaid, personally appeared Calvin L. Wooodard, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Calvin L. Woodard, Jr., the within named bargainor, an individual resident of the State of Louisiana, and that he executed the foregoing instrument for the purposes therein contained by signing his name in his individual capacity.

WITNESS my hand and seal, this 22nd day of October, 2010.

Ashley N Duhon

Notary Public Notary ID # 66605

My commission expires:

at Death

ASHLEY N. DUHON
Notary Public
State of Louisiana
Notary ID Number 66605
Calcasieu Parish

[EXECUTION PAGE OF SPECIAL WARRANTY DEED – PHILLIP K. WOODARD]

IN WITNESS WHEREOF, Phillip K. Woodard, as one of the Grantors, has executed this instrument as of the 27th day of October, 2010

GRANTOR:

Phillip K. Woodard

PHILLIP K. WOODARD

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public of the State and County aforesaid, personally appeared Phillip K. Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Phillip K. Woodard, the within named bargainor, an individual resident of the State of Tennessee, and that he executed the foregoing instrument for the purposes therein contained by signing his name in his individual capacity.

WITNESS my hand and seal, this 27th day of October, 2010.

B.H. Jones

Notary Public

My commission expires:

B.H. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

[EXECUTION PAGE OF SPECIAL WARRANTY DEED – REGINA A. WOODARD]

IN WITNESS WHEREOF, Regina A. Woodard, as one of the Grantors, has executed this instrument as of the 27th day of October, 2010

GRANTOR:

Regina A. Woodard

REGINA A. WOODARD

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public of the State and County aforesaid, personally appeared Regina A. Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Regina A. Woodard, the within named bargainor, an individual resident of the State of Tennessee, and that she executed the foregoing instrument for the purposes therein contained by signing her name in her individual capacity.

WITNESS my hand and seal, this 27th day of October, 2010.

B.H.

Notary Public

My commission expires:

B. H. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

[EXECUTION PAGE OF SPECIAL WARRANTY DEED – JOEL K. WOODARD]

IN WITNESS WHEREOF, Joel K. Woodard, as one of the Grantors, has executed this instrument as of the 27th day of October, 2010

GRANTOR:

JOEL K. WOODARD

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public of the State and County aforesaid, personally appeared Joel K. Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Joel K. Woodard, the within named bargainor, an individual resident of the State of Tennessee, and that he executed the foregoing instrument for the purposes therein contained by signing his name in his individual capacity.

WITNESS my hand and seal, this 27th day of October, 2010.

Notary Public

My commission expires:

B.H. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

[EXECUTION PAGE OF SPECIAL WARRANTY DEED – KELI W. WEED]

IN WITNESS WHEREOF, Keli W. Weed, as one of the Grantors, has executed this instrument as of the 27th day of October, 2010

GRANTOR:

KELI W. WEED

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public of the State and County aforesaid, personally appeared Keli W. Weed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Keli W. Weed, the within named bargainor, an individual resident of the State of Missouri, and that she executed the foregoing instrument for the purposes therein contained by signing her name in her individual capacity.

WITNESS my hand and seal, this 27th day of October, 2010.

B.H.

Notary Public

My commission expires:

B. H. HAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

[EXECUTION PAGE OF SPECIAL WARRANTY DEED – LINDSAY W. GREER]

IN WITNESS WHEREOF, Lindsay W. Greer (f/k/a Lindsay Woodard), as one of the Grantors, has executed this instrument as of the 11th day of October, 2010

GRANTOR:

Lindsay W. Greer

LINDSAY W. GREER (f/k/a Lindsay Woodard)

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public of the State and County aforesaid, personally appeared Lindsay W. Greer (f/k/a Lindsay Woodard), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Lindsay W. Greer (f/k/a Lindsay Woodard), the within named bargainor, an individual resident of the State of Tennessee, and that she executed the foregoing instrument for the purposes therein contained by signing her name in her individual capacity.

WITNESS my hand and seal, this 11th day of October, 2010.

B.H.

Notary Public

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

STATE OF ALABAMA
COUNTY OF SHELBY

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $455,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant-Grantee:

Regions Bank

By: K. B. Lewis
Its: Sr. Vice President

Subscribed and sworn to
before me this 18th day
of October, 2010.

Laurie Howard
Notary Public

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 29, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS

LAURIE HOWARD NOTARY PUBLIC STATE AT LARGE

Exhibit A

[Legal Description]

Being a tract of land lying in the 2ND Councilmanic District of Davidson County, Nashville, Tennessee, being bounded on the northwest by the lands of Nashville Northgate Land, LLC as recorded in Instrument #20100302 0015681 and being Lot 1 of the Final Plat of North Gate Shopping Center as recorded in Plat Book 5060, PG 38, Registers Office of Davidson County (RODC), being bounded on the northeast by the western Right of Way (ROW) of Clarksville Pike (U.S. 41—A, State Route 112) (ROW varies), being bounded on the south by the northern ROW of Ashland City Highway (State Route 12) (70' ROW). Property being described as follows:

POINT OF BEGINNING being the northeastern corner of herein described tract, and being a point at the intersection of the southern ROW of Clarksville Pike and the northern ROW of Ashland City Hwy; thence leaving said ROW of Clarksville Pike and with the Northern ROW of Ashland City Hwy South 33°00'02" West 72.85 feet to a point; thence with a curve to the left having an interior angle of 4°50'31", a radius of 570.00 feet, a length of 48.17 feet, a chord bearing and distance of North 75°24'56" West 48.16 feet to a point; thence North 77°50'12" West 304.20 feet to a found 1/2 inch iron rod, being the common corner of said lands of Nashville Northgate Land, LLC; thence leaving the ROW of Ashland City Hwy and with the common line of sold lands North 43°19'38" East 333.48 feet to a point on the western ROW of Clarksville Pike; thence with said ROW with a curve to the left having an interior angle of 0°24'10", a radius of 2906.79 feet, a length of 20.43 feet, a chord bearing and distance of South 30°31'35" East 20.43 feet to a point; thence South 59°10'48" West 3.24 feet to a point; thence with a curve to the left having an interior angle of 2°28'46", a radius of 2910.00 feet, a length of 125.93 feet, a chord bearing and distance of South 32°03'35" East 125.92 feet to a point; thence South 29°08'16" East 101.52 feet to a point; thence with a curve to the left having an interior angle of 1°02'28", a radius of 2918.79 feet, a length of 53.04 feet, a chord bearing and distance of South 35°42'58" East 53.04 feet to the Point of Beginning.

Tract contains 59,224 square feet or 1.36 acres.

Being a portion of the same property vested in Mollie D. Walkup, by Will of Record in Will Book 62, page 172. Upon the death of Mollie D. Walkup, the property was devised to Clifford L. Maxwell by Will of Mrs. Mollie D. Walkup of record in Will Book 107, page 164. Upon the death of Clifford Lynn Maxwell (a/k/a Clifford L. Maxwell), the property was devised to Ruby Morgan Maxwell by Will of Clifford Lynn Maxwell of record in Will Book 170, page 203, Probate Court for Davidson County, Tennessee and also recorded in Book 10706, page 553, Register's Office for Davidson County, Tennessee. Upon the death of Ruby M. Maxwell (a/k/a Ruby Morgan Maxwell), the property was devised to Jackie D. Woodard-45%; Calvin Lee Woodard-15%; Jane Woodard-15%; Glenn Woodard-15%; Kenny Woodard-5% and Gary Woodard-5% by the Will of Ruby M. Maxwell of record in Will Book 171, page 139, Probate Court for Davidson County, Tennessee. The said Gary Woodard having since conveyed his 5% interest to Jackie D. Woodard by Deed of record in Book 8760, page 788, Register's Office for Davidson County, Tennessee. The said Calvin L. Woodard having since died and upon his death, title was vested in Mike L. Woodard and Calvin L. Woodard, Jr., as set forth in Affidavit of Heirship of record in Instrument No. 20070907-0107443, said Register's Office. The said Glen L. Woodard having since died and upon his death title was vested in Regina A. Woodard, Joel K. Woodard, Keli W. Weed and Lindsay Woodard (now known as Lindsay W. Greer) as set forth in Affidavit of Heirship of record in Instrument No. 20070907-0107442, said Register's Office. The said Kenneth E. Woodard having since died and upon his death, title was vested in Phillip K. Woodard as set forth in Affidavit of Heirship of record in Instrument No. 20070907-0107444, said Register's Office.

Exhibit B

[Permitted Exceptions]

1. Taxes for the year 2010 and subsequent years, which are not yet due and payable.

2. Subject to all matters shown on the Plan of record, as recorded in the Register's Office for Davidson County, Tennessee, in Plat Book 5060, page 38.

3. Agreement for Dedication of Easement for Water Mains and Appurtenances dated as of January 13, 1977, and recorded in the Register's Office for Davidson County, Tennessee, in Book 5109, page 711.

4. Deed of Conveyance and Grants of Easements dated as of July 28, 1964, in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee, and recorded in the Register's Office for Davidson County, Tennessee, in Book 3795, page 829.