THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***300,000.00.

Affiant

Subscribed and sworn to before me this 30th day of November, 2010.

Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20100076005 DEEDWARRSP
Recvd: 12/02/10 12:23 2 pgs
Fees:13.00 Taxes:1110.00
20101202-0095975

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Jack Pentzer 202 45th Avenue, North Nashville, Tennessee 37209	SAME	MAP 091-16-0 C PARCEL 002.00 CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Thousand and 00/100 Dollars ($***300,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, Regions Bank, an Alabama corporation, (hereinafter called the "GRANTOR"), has this day bargained and sold, transferred and conveyed unto Jack Pentzer and wife, Hilda Wilsdorf, (hereinafter called the "GRANTEES"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. B of Dakota at 45th, a horizontal property regime with private elements, established by Master Deed for Dakota at 45th as of record as Instrument No. 20070808-0095098, amended and restated in Instrument No. 20071009-0119950 and further amended in Instrument No. 20071018-0123638 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING part of the same property conveyed to Regions Bank by Successor Trustee's Deed dated June 21, 2010, from Charles W. Cook, Successor Trustee, of record as Instrument No. 20100622-0048868 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 202 45th Avenue, North (aka 4412-B Dakota Avenue), Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto GRANTEES, their heirs and assigns in fee simple forever.

GRANTOR COVENANTS with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2011 and all future years which the Grantees herein assume. The current year taxes having been paid at closing and prorated by the parties herein.

2. Matters, if any, shown on the Plan of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

3. All matters and undertakings appearing in the Master Deed for Dakota at 45th as of record as Instrument No. 20070808-0095098, amended and restated in Instrument No. 20071009-0119950 and further amended in Instrument No. 20071018-0123638 in the Register's Office for Davidson County, Tennessee

4. Covenants, conditions, restrictions, reservations and easements, if any, (including, but not limited to, public utility easements) contained in former instruments of record pertaining to the subject property and zoning ordinances or other requirements imposed by any governmental authority.

GRANTOR FURTHER COVENANTS with the GRANTEES, 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 representations or warranties of any kind or character, express 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, express or implied, made by GRANTOR, but on their own judgment.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the GRANTOR, by its authorized officer, has caused this instrument to be executed on this 30TH day of November, 2010.

REGIONS BANK

By: _____
Joe Terrill, Vice President

STATE OF ~~ALABAMA~~ Mississippi)
COUNTY OF Forrest)

Before me, the undersigned, a Notary Public 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 to be Vice President of Regions Bank, the within named bargainor, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as Vice President.

WITNESS my hand and official seal this 30th day of November, 2010.

_____
Notary Public

My Commission Expires: _____

My Commission Expires May 20, 2013

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