State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $245,000.00.

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

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Affiant

Notary Public

SPECIAL WARRANTY DEED

2010186

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Jayesh A. Patel
Jayshree Jayesh Patel
8236 Moores Ln.
Brentwood, TN 37027

Send tax bills to:
New Owner

BILL GARRETT, Davidson County
Trans:T20100076754 DEEDWARRSP
Recvd: 12/06/10 13:30 2 pgs
Fees:13.00 Taxes:906.50
20101206-0097035

Map 104-12-C, Parcel 305 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Regions Bank

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Jayesh A. Patel and wife, Jayshree Jayesh Patel

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 305 of Villages at Acklen, a Condominium, a Horizontal Property Regime, located in Nashville, Tennessee, as shown as Exhibit "B-1" in the Fourth Amendment to the Master Deed of record in Instrument No. 20061227-0158825, together with a percentage interest in the common elements and voting percentage, said Register's Office, and described in Master Deed recorded in Instrument No. 20051221-0152869, as amended in Instrument No. 20060112-0004705, Instrument No. 20061108-0139002, Instrument No. 20061115-0141802, Instrument No. 20061227-0158825, and Instrument No. 20070621-0074025, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Villages st Acklen, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20051221-0152869, as amended in Instrument No. 20060112-0004705, Instrument No. 20061108-0139002, Instrument No. 20061115-0141802, Instrument No. 20061227-0158825, and Instrument No. 20070621-0074025, and By-Laws appended thereto as Exhibit D, Register's office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being portion of the same property conveyed to Regions Bank, an Alabama banking corporation, by Successor Trustee's Deed from Charles W. Cook, Successor Trustee, of record in Instrument No. 20100622-0048868, dated 06/22/2010, Register's Office for Davidson County, Tennessee. Also being a portion of the same property conveyed to Alliance Development, LLC, by deed from John C. Dedert and wife, Ann Charvat, of record in Instrument No. 20050914-0110601, dated 09/09/2005, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS: 2114 Acklen Avenue #305, Nashville, TN 37212-3534

AND THE GRANTOR, DOES HEREBY CONVENANT 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 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.

Subscribed and sworn before me this the 29TH day of NOVEMBER 2010.

Regions Bank
By: Joe Terrill, Vice President

STATE OF MISSISSIPPI

COUNTY OF FORREST

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Joe Terrill, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this 29TH day of NOVEMBER, 2010.

My commission expires: AUGUST 17, 2014

Notary Public
CLIFF RUSSUM

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