PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20100077430 DEEDWARRSP
Recvd: 12/08/10 13:50 2 pgs
Fees:13.00 Taxes:1252.45
20101208-0097790

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref(DM) Title No: 50703
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gamini Wiyathunge Chandranie Kusum Dissanayake 217 Cherokee Road Nashville, Tennessee 37205	Farmington Financial Group, LLC 1912 21st Avenue South Nashville, Tennessee 37212

TAX MAP-PARCEL NUMBERS: 10312002000

SPECIAL WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$338,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Regions Bank d/b/a Regions Mortgage**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gamini Wiyathunge and spouse, Chandranie Kusum Dissanayake** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 21 of Block "L" on the plan of Cherokee Park, Section 3, of record in Book 843, Pages 2 and 3, Register's Office for said County.

SAID Lot No. 21 Block "L" fronts 60 feet on the southwesterly margin of Cherokee Road and extends back 125.90 feet on the northwesterly line and 125.81 feet on the southwesterly line to a dead line in the rear, measuring 60 feet thereon.

BEING the same property conveyed to Regions Bank d/b/a Regions Mortgage by Substitute Trustee's deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated March 12, 2010 and recorded on March 31, 2010 of record in Document No. 20100331-0023929, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan of record in Book 843, Pages 2 and 3, said Register's Office shows an owner's certificated and a 35 foot minimum building setback line from Cherokee Road.

This is improved property, known as: 217 Cherokee Road, Nashville, Tennessee 37205.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor , Grantor's heirs and representatives, to warranty and forever defend the title to the said land to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor except for matters set forth herein.

WITNESS THE EXECUTION HEREOF this 2nd day of December, 2010.

Regions Bank d/b/a Regions Mortgage

By: Joe Terrill
Title: Vice President

State of MISSISSIPPI
County of Forrest

Before me, the undersigned, 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 and was identified as **Vice President** (or other officer authorized to execute this instrument) of **Regions Bank d/b/a Regions Mortgage**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Tennessee this the 2nd day of December, 2010.

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

Notary Public

My Commission Expires: 2/4/13

State of TENNESSEE
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $338,500.00

Affiant

Sworn and subscribed before me this the 3rd day of December 2010.

Notary Public

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Wldoc: Deed Wty—12/92