STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater of this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of December, 2010.

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public

My Commission Expires: 4/23/14

File No. G10-1745DD

ADDRESS NEW OWNER(S) :	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dwayne Mathis, Jr. (NAME)	Mortgage Investors Group (NAME)	163-2-B-12
144 Took Drive (STREET ADDRESS)	8320 E. Walker Springs Lane, S (STREET ADDRESS)	
Antioch, TN 37013-1943 (CITY) (STATE) (ZIP)	Knoxville, Tennessee 37923 (CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20100081747 DEEDWARRSP
Recvd: 12/29/10 11:56 2 pgs
Fees:13.00 Taxes:555.00
20101229-0103333

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Regions Bank** ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto **Dwayne Mathis, Jr. and Christina L. Mathis, husband and wife** "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the plan of BERKELEY HALL, PHASE FIVE, SECTION ONE OFHICKORY HIGHLANDS, PLANNED UNIT DEVELOPMEN, as shown by plat of record in Instrument No. 201003190020922, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Regions Bank from Joseph R. Prochaska, Successor Trustee, by Successor Trustee's Deed dated March 5, 2010, as Instrument No. 201003190020922, in the Register's Office for Davidson County, Tennessee

Subject to any and all plats, easements, restrictions, and any other matters of record.
The above legal description is the same as that contained in the previous deed of record.
The 2010 taxes have been paid by the Grantor. The current year's taxes have been prorated between the Grantor and Grantee. Any future taxes will be assumed by the Grantee herein.

This is improved property known as 144 Took Drive, Antioch, TN 37013-1943.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 23rd day of December, 2010.

Regions Bank

By: Willam D. Beaird, Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named William D. Beaird, Vice President for Regions Bank, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Vice President of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of December, 2010.

My Commission Expires: 10-16-12

Notary Public

Karon Ball NOTARY PUBLIC Alabama State At Large

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066