This instrument prepared by:

Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater, is

$36,400.00

Affiant

BILL GARRETT, Davidson County
Trans:T20110004841 DEEDWARRSP
Recvd: 01/25/11 09:53 2 pgs
Fees:13.00 Taxes:134.68
20110125-0006797

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Subscribed and sworn to before me this 20th day of January, 2011.

Notary Public

My Commission Expires:
11-7-11

| Address New Owner | Send Tax Bills to: | Map & Parcel |
|---|---|---|
| Carl D. Krantz, Sr. | Same as New Owner | 163020b00200co Lot2 |
| P.O. Box 209 | | 163020b00300co Lot3 |
| | | 163020b03400co Lot73 |
| Whites Creek, TN 37189 | | 163020b01300co Lot13 |
| | | 163020b01800co Lot18 |
| | | 163020b02300co Lot62 |
| | | 163020b02700co Lot66 |

## 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 which is hereby acknowledged, Regions Bank, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Carl D. Krantz, Sr., hereinafter called the Grantee, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot Nos. 2, 3, 13, 18, 62, 66, and 73 , on the plat of Berkeley Hall, Phase Five-Section One of Hickory Highlands, P.U.D. of record in plat 20050125-0008851, correction in 20050223-0019584, First amendment to Berkeley Hall, Phase Five-Section One of Hickory Highlands, P.U.D. of record in plat 20050706-0077601, correction in 20050725-0086047, correction in 20050725-0086048, and ratification recorded in 20050923-0114416, Register's Office for Davidson County, Tennessee.

Lot 73 149 Took Drive
Lot 2 104 Took Drive
Lot 3 108 Took Drive
Lot 13 148 Took Drive
Lot 18 208 Took Drive
Lot 62 225 Took Drive
Lot 66 209 Took Drive

Being the same property conveyed to Regions Bank from Joseph R. Prochaska by Successor's Trustee's Deed dated 07/23/10 and recorded 07/30/10 by Instrument No. 20100730-0059830, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This conveyance is subject to taxes for the year 2011 and subsequent years.

This is unimproved property known as Lots 2, 3, 13, 18, 62, 66 & 73 Took Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever. Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 20th day of January, 2011.

Regions Bank

By: _____

William D. Beaird, Vice President

STATE OF Alabama
COUNTY OF Jefferson

Before me, the undersigned of the state and county mentioned, personally appeared William D. Beaird, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Vice President of Regions Bank, the within named bargainor, a corporation, and that as such Vice President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by personally signing the name of William D. Beaird as such Vice President.

Witness my hand, at office, on this 20th day of January, 2011.

_____
Notary Public

HOLLIFIELD NOTARY PUBLIC ALABAMA AT LARGE

My Commission Expires: 5/29/12