03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $167,000.00

Rachelle Caudell
Affiant

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Subscribed and sworn to before me, this 25th day of January, 2011.

Diane K. Mann
Notary Public
My commission expires: _____

03-1012-36872

Address of New Owner:	Send Tax Bills to:	Tax Information
Clinton Taylor	Primary Residential Mortgage	163-02-0-B-140
152 Took Drive	3050 Business Park Circle, Suite 401	
Antioch TN 37013	Goodlettsville, TN 37072	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Regions Bank, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Clinton Taylor and wife, Cora L. Taylor, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Berkeley Hall, Phase Five, Section One, Hickory Highlands, of record in Instrument No. 20050706-0077601; corrected in Instrument No. 20050725-0086047, and Instrument No. 20050725-0086048, Register's Office for said County, to which plan reference is hereby made.

Being the same property conveyed to Regions Bank by Successor Trustee's deed from Joseph R. Prochaska, Successor Trustee, dated March 5, 2010, recorded March 25, 2010, in Instrument No. 20100325-0022160, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 152 Took Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns 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 whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110005943 DEEDWARR
Recvd: 01/31/11 09:39 2 pgs
Fees:13.00 Taxes:617.90
20110131-0008236

WITNESS my hand this 25 day of January, 2011.

Regions Bank

By: _____
William D. Beaird
Its: Vice President

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named William D. Beaird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Vice President of Regions Bank and that he is authorized by Regions Bank to execute this instrument on its behalf by himself as such Vice-President.

Witness my hand and official seal at Birmingham, AL, this 25 day of January, 2011.

_____
Notary Public at Large

My commission expires: 5/29/12

HOLLIFIELD NOTARY PUBLIC ALABAMA STATE AT LARGE