BILL GARRETT, Davidson County
Trans:T20110008200 DEEDWARRSP
Recvd: 02/08/11 10:51 4 pgs
Fees:23.00 Taxes:746.50
20110208-0011061

This instrument was prepared by:

Kay K. Bains, Esq.
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, Alabama 35203

When recorded mail to:

RL REGI TENNESSEE, LLC
700 NW 107th Avenue, Suite 200
Miami, Florida 33172

Tax Map: 117 15 0G 008.00
Parcel No.: _____

Grantee Reference Number: _____

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **REGIONS BANK**, an Alabama banking corporation ("**Grantor**"), whose address is 1900 5th Avenue North, 9th Floor, Birmingham, AL 35203, Attention: Thomas A. Neely, for and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, to Grantor paid by **RL REGI TENNESSEE, LLC,** a Tennessee limited liability company ("**Grantee**"), whose address is 700 NW 107th Avenue, Suite 200, Miami, Florida 33172, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to Grantee, its successors and assigns forever, all of the real property described on Exhibit A attached hereto and incorporated herein by this reference (the "**Property**"), together with all the rights, easements, privileges, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining. The Property does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the Property and all rights, easements, privileges, tenements, hereditaments and appurtenances thereto in fee simple.

This conveyance is subject to:

1. All easements, restrictions, reservations, encumbrances, liens, and other matters of record, without the intent to re-impose same.

2. Real property taxes for the 2010 tax year and all subsequent years.

3. All applicable zoning, building, and land use laws, rules, regulations, statutes and ordinances.

4. All matters that would be disclosed by an accurate survey of the Property.

Grantor does hereby covenant with Grantee that Grantor is lawfully seized of the Property in fee simple. Grantor shall forever warrant and defend unto Grantee, its successors and assigns, the right and title of the Property against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, by its proper officer thereunto duly authorized, this 30th day of September, 2010.

Send Tax Bills To:

RL REGI TENNESSEE, LLC
700 NW 107th Avenue, Suite 200
Miami, Florida 33172

REGIONS BANK, an Alabama banking corporation

By: _____ (Seal)
Name: Thomas A. Neely
Title: Executive Vice President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Thomas A. Neely, whose name as Executive Vice President of **Regions Bank**, an Alabama banking corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 30th day of September, 2010.

Notary Public

[NOTARIAL SEAL]

My commission expires: 10-8-2013

Charles Atkinson
1/2088568.1

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee:

Lot Eight (8) on the Plan of The Glen Echo of record in Instrument No. 20070202-0014104, in the Register's Office of Davidson County, Tennessee.

Being the same property found in deed of record in Instrument No. 20100629-0050743, in the Register's Office of Davidson County, Tennessee.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 201,756.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Thomas A. Neely

I, the undersigned, a notary public in and for said county in said state, hereby certify that Thomas A. Neely, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily.

Given under my hand and official seal this 30th day of September, 2010.

Notary Public

[NOTARIAL SEAL]

My commission expires: 10-8-2013



Charles Atkinson
1/2088568.1