BILL GARRETT, Davidson County
Trans:T20110010289 DEEDWARRSP
Recvd: 02/18/11 10:17 3 pgs
Fees:18.00 Taxes:114.70
20110218-0013881

This Instrument Prepared By:

Jennifer S. Dunlap, Attorney
Southland Title & Escrow Co., Inc.
7101 Executive Center Dr. #151
Brentwood, TN 37027

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.:
William L. Baugher P.O. Box 943 Brentwood, TN 37024-0943	New Owner	61-14 7.00

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $31,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of February, 2011.

Notary Public

JENNIFER S. DUNLAP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 9/23/13

FOR AND IN VALUABLE CONSIDERATION in the sum of Ten Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, REGIONS BANK, an Alabama corporation (hereinafter "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto WILLIAM L. BAUGHER, married, (hereinafter "Grantee"), his successors, and assigns, certain real estate in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being the southerly portion of Lot No. 244, on the Plan of Maplewood Heights Second Subdivision, of record in Book 547, pages 103 and 104, Register's Office for Davidson County, TN, and being described as follows:

Said southerly portion of Lot No. 244 fronts 135.5 feet on the westerly margin of Hutson Avenue and extends back 100.6 feet on the southerly line, being also the northerly margin of Ben Allen Road (formerly County Road), and 101 feet, more or less, on the northerly line, also being the southerly line of a portion of Lot No. 244 as conveyed to Harold E. Mathis et ux, of record in Book 2926, page 330, Register's Office for Davidson County, Tennessee, to the line between Lots Nos. 244 and 245 being a dead line in the rear.

Included in the above description, but expressly excluded from this conveyance is that portion of the above described property within the bounds of Lot No. 244 as conveyed to the State of Tennessee by deed of record in Book 4949, page 761, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Regions Bank, by Trustee's Deed from Shellie Wallace, Successor Trustee, of record in Instrument No. 20100304-0016807, Register's Office for Davidson County, Tennessee.

This is improved property with a mailing and street address of 3800 Hutson Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantee, his successors and assigns forever and Grantor covenants that it is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. The 2011 Davidson County Taxes will be pro-rated through date of closing and assumed by the Grantee;

2. All matters shown on the plan of record in Book 547, pages 103 & 104, Register's Office for Davidson County, TN;

3. All easements, restrictions, setback requirements, or other conditions of record in the Register's Office for Davidson County, TN; and

4. In accepting this Deed, Grantee expressly disclaims and waives the Application of the Tennessee Residential Property Disclosure Act set out in Tenn. Code Ann. § 66-5-101 et seq. and the same shall not apply to this conveyance.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on its own judgment.

IN WITNESS WHEREOF, Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 16th day of February, 2011.

Regions Bank

By: _____
Joe Terrill, Vice President

STATE OF ~~ALABAMA~~ Mississippi)
COUNTY OF Forrest)

Before me, the undersigned, a Notary Public for the State of County aforesaid, personally appeared Joe Terrill with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President of Regions Bank, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at office this 16th day of February, 2011.

Notary Public Cliff Russum

My Commission Expires: August 17, 2014

STATE OF MISS
CLIFF N. RUSS
ID No
82290
NOTARY PUBL
Comm Expire
August 17, 201
FORREST CO