SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

Subscribed and sworn to before me, this 7th day of June, 2011

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2013

BILL GARRETT, Davidson County
Trans:T20110034815 DEEDWARRSP
Recvd: 06/10/11 10:54 2 pgs
Fees:13.00 Taxes:74.00

20110610-0044612

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela R. Davis	NEW OWNER	69-16
(NAME) 556 Judd Dr.	(NAME)	(MAP) 56.00
(ADDRESS) Nashville, TN 37218	(ADDRESS)	(PARCEL)
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN consideration of Ten and no/100 Dollars ($10.00), 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 **Angela R. Davis**, hereinafter called the Grantee, a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 2 on the Map of J.J. Holzapfels 10 acre tract at Bordeaux, described according to a survey by Watkins & Murray, dated March 2, 1949; Further described according to a survey by John Kohl, Surveyor, dated February 1, 1979, as follows:

Said Lot No. 2 fronts 56.15 feet on the southwesterly margin of Old Hydes Ferry Road; Thence, southwest 180 feet to a point; thence, southeast 76.15 feet to a point; thence northeast 160 feet to the beginning of a curve; thence, around a curve, 31.42 feet to the southwest margin of Old Hydes Ferry Road which is the point of beginning.

Being the same property conveyed to Regions Bank, by Substitute Trustee's deed dated February 25, 2011, from J. Phillip Jones, Substitute Trustee, of record in Instrument No. 20110228-0015786, Register's Office for Davidson County, Tennessee.

Description is the same as in the previous deed of record.

This conveyance is subject to (i) taxes for the current year and subsequent years which have been assumed by the Grantee, (ii) all matters as contained on the plat of the Subdivision; (iii) any and all Restrictions and Easements of record; all in the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

This is ( ) unimproved (X) improved property, know as: 3601 Hydes Ferry Road, Nashville, Tennessee 37218

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does hereby covenant with 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 their own judgment.

Witness my hand this 10TH day of June, 2011.

REGIONS BANK

By:_____

Joe Terrill,
Vice President

STATE OF MISSISSIPPI

COUNTY OF FORREST

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joe Terrill, with whom I am personally acquainted and who upon his oath acknowledged himself to be the 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 purposes therein contained by signing the name of the corporation by the said Joe Terrill, as such Vice President.

Witness my hand and official seal at office at HATTIESBURG, MISSISSIPPI, on this the 10TH day of June, 2011.

Notary Public CLIFF RUSSUM

My commission expires AUGUST 17, 2014

STATE OF MISSISSIPPI
CLIFF N. RUSSUM
ID No
82290
NOTARY PUBLIC
Comm Expires
August 17, 2014
FORREST COUNTY