Prepared by: Rodney M. Scott, Esq., 12 Public Square, Murfreesboro, TN 37130, from information provided by the parties.

Address of New Owner:	Send Tax Bills To:	Map & Parcel No.
Regent Land, LLC P. O. Box 271 Antioch, TN 37011	(Same)	Map & Parcel: 174-11-A-459CO 174-11-A-458CO 174-11-A-457CO

SPECIAL WARRANTY DEED

WITNESSETH: That the undersigned, **MIDSOUTH BANK, Grantor,** for and in consideration of the sum of TEN----------($10.00) DOLLARS and other good and valuable consideration, in hand paid, at and before sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the **Grantee, Regent Land, LLC, a Tennessee Limited Liability Company,** its successors and/or assigns, all that certain tract or parcel of real estate situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 364, 365, & 366, on the Plan of Final Plat Cluster-Lot Subdivision, Cane Ridge Farms, Phase Six, Section Two, as shown on plat of record in Instrument No. 20060216-0018813, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

BEING the same property conveyed to MidSouth Bank by Deed dated July 17, 2008, from M. B. Murfree, IV, Substitute Trustee, of record in Instrument No. 20080721-0074448, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 3140, 3144, and 3148 Skinner Drive, Antioch, TN, 37013.

THIS CONVEYANCE IS SUBJECT TO any and all unpaid taxes, restrictive covenants, easements and setback lines; all zoning and subdivision restrictions of the appropriate governmental body; any and all prior liens or encumbrances against the aforesaid property; any statutory rights of redemption not otherwise waived, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the property, of record in the Register's Office for Davidson County, Tennessee. This conveyance is also subject to any matter that an accurate survey of the premises might disclose.

The subject property is herein conveyed subject to current 2011 Metropolitan Government of Nashville and Davidson County taxes, a lien, which taxes are not yet due and payable.

TO HAVE AND TO HOLD the said real estate, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee, its successors and assigns, forever, and said Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and said Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, claiming by or through said Grantor, but not otherwise.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this Deed.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, this the 29th day of June, 2011.

MIDSOUTH BANK, GRANTOR

BY: _____
Ronnie H. Martin, Vice President
MidSouth Bank

BILL GARRETT, Davidson County
Trans:T20110040243 DEEDWARRSP
Recvd: 07/05/11 15:36 2 pgs
Fees:13.00 Taxes:85.47
20110705-0051400

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ronnie H. Martin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be Vice President of the within named Grantor, MidSouth Bank the officer authorized to execute the instrument, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of MidSouth Bank. by himself as said Vice President.

Witness my hand and official seal at office at Murfreesboro, Tennessee, this 29th day of June, 2011.

Janet E. Pickering
Notary Public

My Commission Expires: 02-17-2014

JANET E. PICKERING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The actual consideration for this transaction is $23,100.00.

David Taylor, Affiant

Subscribed and sworn to before me this the 29th day of June, 2011.

Notary Public

My Commission expires: 2/17/14