SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ROBERTSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00. Teresa Maxey Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2011. Deborah L. Baxter Notary Public MY COMMISSION EXPIRES: 6-22-2015 (AFFIX SEAL)

DEBORAH L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

THIS INSTRUMENT WAS PREPARED BY
WARRANTY TITLE INSURANCE COMPANY 379 EAST MAIN ST., HENDERSONVILLE, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher L. Thomas	First Tennessee Bank	04104000800
(NAME)	(NAME)	
4084 Marydale Drive	1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of TEN AND N0/100 DOLLARS ($10.00) and other good and valuable consideration to said Grantors paid by the Grantee named herein, the receipt of which is hereby acknowledged,

REGIONS BANK

(herein called "Grantor"), has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto

CHRISTOPHER L. THOMAS, A MARRIED MAN

(herein called "Grantee"), all their right, title and interest in real property situated in Davidson County, Tennessee, described as follows:

Certain real property situate in 10th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 68, Dalemere Subdivision, Section 4, as of record in Book 3300, page 45, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Regions Bank by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, dated April 12, 2011 and filed of record in Instrument 20110428-0032494, Register's Office for Davidson County, Tennessee.

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 Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

To have and to hold the Subject Property together with all and singular the rights and appurtenances thereto belonging, unto Grantee, his heirs and assigns forever. The Grantor covenants that he is seized and possessed of the above described property, and has the right to convey it, and Grantor does hereby bind himself, his successors and representatives, to WARRANT AND FOREVER DEFEND all and singular the Subject Property unto the Grantee, his heirs and assigns, against every person whosoever lawfully claims the Subject Property or any part thereof by, through or under Grantor, but not otherwise.

Witness my hand this 20th day of July, 2011.

REGIONS BANK

By: Joe Terrill, Vice President

BILL GARRETT, Davidson County
Trans: T20110045437 DEEDWARRSP
Recvd: 07/27/11 10:38 2 pgs
Fees: 13.00 Taxes: 440.30
20110727-0057398

STATE OF MISSISSIPPI
COUNTY OF FORREST

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Joe Terrill, 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 Regions Bank, the within named bargainor, a Corporation, and that as such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Vice President.

Witness my hand in Hattiesburg, Mississippi, this 20th day of July, 2011

My commission expires: August 17, 2014



Notary Public Cliff Russum