STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Subscribed and sworn to before me this 14th day of September, 2011.

Notary Public

My Commission Expires: 4-23-14

File No. G11-3096S

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Zackary Ryan Morphis (NAME) 1021 Hitt Lane (STREET ADDRESS) Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	SAME (NAME) 400 Pole Hill RD (STREET ADDRESS) Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	25-202

BILL GARRETT, Davidson County
Trans:T20110057552 DEEDWARRSP
Recvd: 09/16/11 09:39 3 pgs
Fees:18.00 Taxes:148.00
20110916-0071982

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Regions Bank** ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto **Zackary Ryan Morphis, unmarried** ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit: Certain real property situate in the 10th Civil District of Davidson County, Tennessee, being described as Tract 4 on the survey of the Malone Property dated March 15, 1999, by Burns Consulting, Tennessee License Number 1053, and described as follows, to-wit: Beginning at a new iron pin, being North 35° 13'51" West, 224.34 feet from the most North Northeast corner of the Debra L. Cloud Property as shown in Deed Book 9359, page 533, Register's Office for Davidson County, Tennessee, in the western margin of Hitt Lane, the most North Northeast corner of Tract 3, the most East Northeast corner of this tract, thence along the line with Tract 3, South 77°27'50" West 159.33 feet to a new iron pin; thence continuing along the line with Tract 3, South 79°01'38" West, 112.08 feet to a new iron pin; thence continuing along the line with Tract 3, South 54°05'44" West, 67.93 feet to a new iron pin; thence continuing along the line with Tract 3, South 27°49'58" West 182.55 feet to a new iron pin; thence continuing along the line with Tract 3, South 31°28'11" West, 261.25 feet to a new iron pin; thence continuing along the line with Tract 3, South 58°29'45" West, 265.53 feet to a new iron pin; thence continuing along the line with Tract 3, South 63°56'20" West, 275.10 feet to a new iron pin; thence continuing along the line with Tract 3, South 79°35'54" West, 159.88 feet to a new iron pin; thence continuing along the line with Tract 3, South 76°20'24" West, 116.71 feet to a new iron pin; thence continuing along the line with Tract 3, South 54°14'32" West, 302.42 feet to a new iron pin; thence continuing along the line with Tract 3, South 03°57'35" West, 75.57 feet to a new iron pin, in the northern line of the Cleo Anderson Property as shown by Deed Book 9917, page 831, Register's Office for Davidson County, Tennessee; thence along the line with Anderson, North 86°02'25" West, 401.37 feet to an old iron pin, the northeast corner of the Earl C. Sutton Property as shown in the Deed Book 7147, page 620, Register's Office for Davidson County, Tennessee; thence along the line with Sutton, North 87°06'56" West, 1084.17 feet to a new iron pin, the Southeast corner of Tract 5; thence along the line with Tract 5, North 02°53'04" East, 1021.49 feet to a new iron pin; thence continuing along the line with Tract 5, North 75°52'18" East 400.73 feet to a new iron pin; thence continuing along the line with Tract 5, South 58°43'33" East, 424.47 feet to a new iron pin; thence continuing along the line with Tract 5, South 30°26'22"East, 491.48 feet to a new iron pin; thence continuing along the line with Tract 5, South 36°16'21" East, 329.10 feet to a

new iron pin; thence continuing along the line with Tract 5, South 58°33'47"East 288.80 feet to a new iron pin; thence continuing along the line with Tract 5, North 54°14'32" East 270.65 feet to a new iron pin; thence continuing along the line with Tract 5, North 76°20'24" East, 127.89 feet to a new iron pin, thence continuing along the line with Tract 5, North 79°35'54" East, 154.41 feet to a new iron pin; thence continuing along the line with Tract 5, North 63°56'20" East, 265.84 feet to a new iron pin; thence continuing along the line with Tract 5, North 58°29'45" East, 251.14 feet to a new iron pin; thence continuing along the line with Tract 5, North 31°28'11" East 247.64 feet to a new iron pin; thence continuing along the line with Tract 5, North 27°49'58" East 192.32 feet to a new iron pin; thence continuing along the line with Tract 5, North 54°05'44" East, 90.58 feet to a new iron pin; thence continuing along the line with Tract 5, North 79°00'49" East, 122.51 feet to an new iron pin; thence continuing along the line with Tract 5, North 77°27'50" East, 145.47 feet to a new iron pin, in the western margin of Hitt Lane; thence along the western margin of Hitt Lane, South 27°17'54" East 51.71 feet to the beginning.

The above described tract is conveyed with the following 30' wide perpetual utility and ingress/egress easement through Tract 5, being described as follows, to-wit: Beginning at a point, being South 14°14'50" East, 6.89 feet from the most East-Southeast corner of the James Warner Property as shown in Deed Book 10727, page 703, Register's Office for Davidson County, Tennessee, in the western margin of Hitt Lane, the most North-Northeast corner of this easement, thence along the western margin of Hitt Lane, South 14°14'50" East, 30.04 feet to a point; thence along a new line, South 78°36'30" West, 191.44 feet to a point; thence continuing along a new line, South 69°45'22" West, 132.23 feet to a point; thence continuing along a new line, South 50°13'31" West, 72.00 feet to a point thence continuing along a new line, South 23°57'26" West, 213.51 feet to a point; thence continuing along a new line, South 31°02'53" West 163.41 feet to a point; thence continuing along a new line, South 03°07'27" East, 14.73 feet to a point, in the northern line of Tract 3; thence along the line with Tract 3, South 31°28'1" West 26.32 feet to a new iron pin; thence continuing along the line with Tract 3, South 58°29'45" West, 17.11 feet to a point; thence along a new line, North 03°07'27"West 53.76 feet to a point; thence continuing along a new line, North 31°02'53" East, 170.77 feet to a point; thence continuing along a new line North 23°57'26" East, 111.36 feet to a point; thence continuing along a new line, North 27°45'27" East, 124.24 feet to a point; thence continuing along a new line North 50°13'31" East 65.56 feet to a point; thence continuing along a new line North 69°45'22" East, 139.72 feet to a point; thence continuing along a new line, North 78°36'30" East, 192.27 feet to the beginning, containing 0.559 acres more or less, as surveyed by Burns Consulting under Tennessee License No. 1053, dated 3/15/99.

The above described property is conveyed subject to the following 30' wide perpetual utility and ingress/egress easement for Tracts 1, 2, and 3, being described as follows, to-wit: Beginning at a point, being North 57°10'54" East, 1156.79 feet from the southwest corner of Tract 3, the Northeast corner of this easement; thence along a new line, South 03°07'27" East, 30.63 feet to a point; thence continuing along a new line, South 21°02'48" East, 35.60 feet to a point in the northern line of Tract 3; thence along the line with Tract 3, South 58°28'45" West, 30.51 feet to a point; thence along a new line, North 21°02'48" West, 45.87 feet to a point; thence continuing along a new line, North 03°07'27" West, 5.56 feet to a point; thence continuing along a new line, North 58°29'45" East, 17.11 feet to a new iron pin; thence continuing along a new line, North 31°28'11" East, 26.32 feet to the beginning, as surveyed by Burns Consulting under Tennessee License No. 1053, dated 3/15/99. This conveyance is further made subject to all those certain rights contained in that certain mutual easement for ingress, egress, and utilities, of record in Instrument No. 20020111-0004394, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Regions Bank from Sam J. McAllester, III, Substitute Trustee, by Trustees Deed dated September 4, 2008, as Instrument No. 20080904-0090913, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and any other matters of record.
The above legal description is the same as that contained in the previous deed of record.
The 2010 taxes have been paid by the Grantor. The current year's taxes have been prorated between the Grantor and Grantee. Any future taxes will be assumed by the Grantee herein.

This is unimproved property known as 1021 Hitt Lane, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

AND THE GRANTOR, DOES HEREBY COVENANT 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 warranty 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.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 14th day of September, 2011.

Regions Bank

By: Steven Purser, Vice President

STATE OF Mississippi }
COUNTY OF Forrest }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Steven Purser Vice President for Regions Bank, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of September, 2011.

My Commission Expires: 8.17.2014

Notary Public Cliff Russum

STATE OF MISSIS
CLIFF N. RUSSU
ID No
82200
NOTARY PUBLIC
Comm Expires
August 17, 2014
FORREST CO

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066