BILL GARRETT, Davidson County
Trans:T20110062643 DEEDWARRSP
Recvd: 10/07/11 10:04 2 pgs
Fees:13.00 Taxes:347.80

20111007-0078065

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $94,000.00

Affiant

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

Notary Public
My commission expires: 1-17-13

STATE OF TENNESSEE NOTARY PUBLIC KATHLEEN TOMLINSON WILSON COUNTY My Commission Expires January 17, 2013

06-1108-74357

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian C. Upchurch	First Tennessee Bank NA	086-07-0-036.00
1020 Jacksons Valley Rd.	1755 Lunnfield, Bldg. D 2nd Floor	
Hermitage TN 37076	Memphis,TN 38119	

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Regions Bank,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brian C. Upchurch**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 20, on the Plan of Phase I, Section One, Jackson's Retreat, of record in Plat Book 5200, Page 286, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Regions Bank, Successor by Merger to Amsouth Bank by deed from J. Phillip Jones, as Substitute Trustee, dated June 25, 2010, recorded June 29, 2010, of record in Instrument No. 20100629-0050724, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1020 Jacksons Valley Rd., Hermitage, TN 37076.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

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.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 29th day of September, 2011.

Regions Bank

By: _____
Steven A. Purser, Vice-President, ~~Mortgage~~

STATE OF Mississippi
COUNTY OF Forrest

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Steven A. Purser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Vice-President, Mortgage, of Regions Bank, and that he is authorized by Regions Bank to execute this instrument on its behalf by himself as such Vice-President.

Witness my hand in Hattiesburg, MS, ~~TN~~, this 29th day of Sept., 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 CO