BILL GARRETT, Davidson County
Trans:T20120007002 DEEDWARRSP
Recvd: 01/30/12 13:14 2 pgs
Fees:13.00 Taxes:277.50
20120130-0008290

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $75,000.00

Affiant

Subscribed and sworn to before me, this 26 day of January, 2012.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

This Instrument Was Prepared By:
Signature Title Services, LLC
4711 Trousdale Dr. Suite 120
Nashville TN 37220

Address of New Owner:	**Send Tax Bills To:**	**Map/Parcel:**
JOAQUIN ZURAGOZA	REGIONS BANK	16202018100
5045 COLEMONT DRIVE	2050 PARKWAY OFFICE CR.	
ANTIOCH, TENNESSEE 37013	BIRMINGHAM, AL 35244	

SPECIAL WARRANTY DEED

STATE TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN CONSIDERATIONE OF THE SUM OF ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned **REGIONS BANK** herein referred to as Grantor, does hereby convey, assign, and warrant unto **JOAQUIN ZURAGOZA, A MARRIED PERSON** hereinafter referred to as Grantee, all of its rights, title and interest in that certain parcel situated in Davidson County, Tennessee, to wit:

Property located in the County of Davidson, Tennessee:

Land in Davidson County, Tennessee being Lot No. 206 on the Plan of Colewood Acres Section three of record in Plat Book 4175, page 45, Register's Office for said county to which reference is made for a more complete description.

Being the same property conveyed to Regions Bank by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee dated 04/30/10 and recorded on 05/11/10 in Instrument No. 20100511-0036271, said Register's Office for said county.

Further being the same property conveyed to Donald D Underwood by Quitclaim Deed from Sara R Underwood dated 09/12/00 and recorded on 09/14/00 in Instrument No. 20000914-0091657, said Register's Office for said county.

TO HAVE AND TO HOLD all of the Grantor's right, title, and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns, shall have, claim, or demand any right or title to the aforesaid property, premises, or appurtenances, or any part thereof.

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against claims of those persons claiming by, through or under Grantor, but not otherwise.

AND THE GRANTOR, DOES HEREBY CONVEY CONVENANT with the Grantee, except as above noted, that, at the time of delivery of this Deed, the premises were free from all encumbrances made by it, and that 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 of 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.

The Grantee has thoroughly inspected, examines and accepts the parcel along with any existing structures, improvements, and appurtenances thereunto belonging, if any, and is purchasing same in "as is", "where is" condition, without warranty. In addition, Grantee understands that the Grantor, its agents, successors and/or assigns, have not made any representation or warranties, either expressed or implies, regarding this parcel and that Grantee is purchasing same based on the Grantee's sole judgment and diligent inquiry.

By acceptance of this deed, as evidenced by having same recorded, Grantee affirms that content of this document and expressly agrees to indemnify and hold Grantor, its agents, successors or assigns, harmless from any and all claims (whether made by the Grantee, its agents, successors, assigns or any other party) regarding deficiency as to the condition of the property and/or any existing structures on said parcel.

The above warranty and this conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including mineral, oil, or gas reservations and any covenants and/or restrictions of record, any and all Power Line Easements, or other Easements or Rights of Way of record.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on the basis of an actually proration. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS our signature, this 25TH day of JANUARY, 2012.

By: Steven Purser, Vice President
For: Regions Bank

STATE OF MISSISSIPPI
COUNTY OF FORREST

PERSONALLLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 25TH day of JANUARY, 2012, within my jurisdiction, the within named, STEVEN PURSER who acknowledged that he/she/they is/are the VICE PRESIDENT OF REGIONS BANK, and that for and on behalf of the said partnership, and as its act and deed executed and delivered the above and foregoing instrument, after having been authorized to do so.

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

NOTARY PUBLIC CLIFF RUSSUM
My Commission Expires: AUGUST 17, 2014