STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater or this transfer is $115,000.00.

Affiant

Subscribed and sworn to before me this 10th day of February, 2012.

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public

My Commission Expires: 4-23-14

File No. G12-3851D

ADDRESS NEW OWNER(S) :	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mike Beedles (NAME) 109 A Cude Lane (STREET ADDRESS) Madison, TN 37115 (CITY) (STATE) (ZIP)	u u (NAME) 204 Buchanan (STREET ADDRESS) H'ville, TN 37075 (CITY) (STATE) (ZIP)	34-2-43

BILL GARRETT, Davidson County
Trans:T20120011959 DEEDWARRSP
Recvd: 02/17/12 11:05 2 pgs
Fees:13.00 Taxes:425.50
20120217-0014093

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 **Mike Beedles** ("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 the 10th Civil District of Davidson County, Tennessee, as follows:

Land in the 10th Civil District of Davidson County, being Lot No. 4 on the MAP OF S LOELLEIN'S UNRECORDED PLAN OF LOTS DESCRIBED according to a survey thereof made by Cantrell, Connell & Morrison Engineers, August 19, 1955, as follows:

Beginning at a point in the northeasterly margin of Cude Lane at the corner of Lots 3 & 4; thence with the line between said Lots N 44 degrees 21 minutes East, 209.4 feet to a point in the Line of Lot 4, Shepherd Hills Subdivision, Section 1; thence along the line of said Subdivision, South 46 degrees 01 minutes East 100.1 feet to the corner of Lot 5; thence with the line between Lots 4 & 5, South 44 degrees 21 minutes West, 210 feet to the margin of Cude Lane; thence with the margin of the same, South 45 degrees 39 minutes West, 100 feet to the point of begiining.

BEING the same property conveyed to Regions Bank from Wendy Geurin Smith, Successor Trustee, by Successor Trustee's Deed dated April 30, 2010, as Instrument No. 20100706-0052926, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and any other matters of record.

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.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 10th day of February, 2012.

Regions Bank

By: William D. Beaird, Vice President

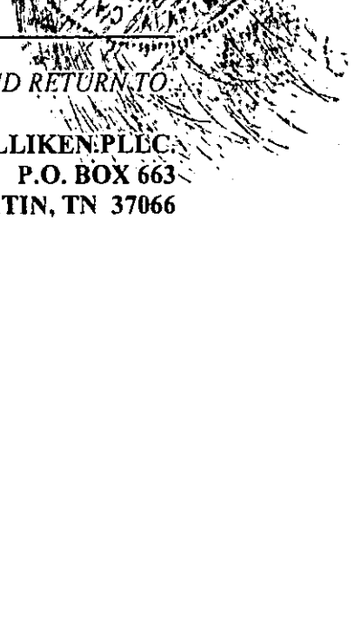
STATE OF ~~Tennessee~~ Alabama
COUNTY OF ~~Davidson~~ Jefferson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named William D. Beaird, Vice President for Regions Bank, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she 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 10th day of February, 2012.

My Commission Expires: 5/29/12

Notary Public



PREPARED BY AND RETURN TO:

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