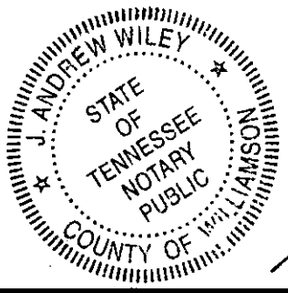
Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $77,500.00



Affiant

Subscribed and sworn to before me, this 9th day of April, 2012.

Notary Public
My commission expires: 1/19/14

02-1201-47708

Address of New Owner:	Send Tax Bills to:	Tax Information
Jo Ann D. Mason	New owner	142-08-0-A-027
103 Bear Track	107 Saint Andrews Dr.	
Nashville, TN 37221	Franklin, TN 37069	

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 5th day of April, 2012, Regions Bank, organized and existing under the laws of the State of Alabama, as GRANTOR, to Jo Ann D. Mason, as GRANTEE.

Witness that Grantor, for good and valuable consideration, paid in hand at and before the sealing and delivery of this instrument, the receipt of which is acknowledged, grants to Grantee all the real property located in Davidson County, TN, more particularly described as:

Land in Davidson County, Tennessee, being Unit No. 27, on the Plan of Phase I, Coronada, Town Home Condominiums, a Horizontal Property Regime, of record in Plat Book 4860, Page 26, Register's Office for said County, further described in and made subject to Master Deed of record in Book 4901, Page 679, amended in Book 5202, Page 329; Second Amendment in Book 5306, Page 241; Third Amendment of record in 5522, Page 675, and Fourth Amendment in Book 5869, Page 269, said Register's Office; to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Regions Bank by Substitute Trustee's Deed from Shapiro and Kirsch, LLP, as Substitute Trustee, D. Denise Griffin, Managing Foreclosure Attorney, dated August 18, 2010 recorded August 27, 2010 of record in Instrument No. 20100827-0067941, said Register's Office.

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 103 Bear Track, Nashville, TN 37221

together with all tenements, hereditaments and appurtenances thereto; subject to current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights-of-way and other matters of record.

To have and to hold, all and singular, the premises aforementioned unto said Grantee, its successors and assigns, forever.

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 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.

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

BILL GARRETT, Davidson County
Trans:T20120026268 DEEDWARRSP
Recvd: 04/11/12 08:46 2 pgs
Fees:13.00 Taxes:286.75
20120411-0030822

WITNESS my hand this 5th day of April, 2012.

Regions Bank

By: _____

It's: Vice President

STATE OF MS
COUNTY OF Forrest

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

Witness my hand and seal at Hattiesburg (city), MS (state), this 5th day of April, 2012.

_____
Notary Public at Large

My commission expires 2/4/13

STATE OF MISSISSIPPI
JEFFERY M. KEYSEAR
ID# 92252
NOTARY PUBLIC
Comm. Expires
Feb. 4, 2013
FORREST COUNTY