(1)

This Instrument Prepared By:

Jennifer S. Dunlap, Attorney
Southland Title & Escrow Co., Inc.
7101 Executive Center Dr. #151
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130005916 DEEDWARRSP
Recvd: 01/22/13 14:01 3 pgs
Fees:18.00 Taxes:499.50
20130122-0007027

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.:
Maureen B. Ryan 713 Jaywood Drive Old Hickory, TN 37138	Peoples Home Equity Inc. 5205 Maryland Way, Ste 100 Brentwood, TN 37027	063-16-0-B 077.00CO

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,000.00

Affiant

Subscribed and sworn to before me, this 17th day of January, 2013.

Notary Public

DAVIDSON COUNTY GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 05-06-13

FOR AND IN VALUABLE CONSIDERATION in the sum of Ten Dollars ($10.00), cash in hand paid and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Regions Bank (hereinafter "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Maureen B. Ryan, an unmarried woman (hereinafter "Grantees"), their successors, and assigns, certain real estate in Davidson County, Tennessee, described as follows:

LAND in Davidson County, TN, BEING Lot No. 79, on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, of record in Plat Book 6900, pages 550-552 as corrected in Book 7462, page 445 and Book 8110, page 401, and amended to change the name in Book 8181, page 112, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Regions Bank, by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, of record in Instrument No. 20121115-0105304, Register's Office for Davidson County, TN.

This is an improved property with a mailing and street address of 713 Jaywood Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantees, their successors and assigns forever and Grantor covenants that it is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. The 2013 Davidson County Taxes will be pro-rated through date of closing and assumed by the Grantee;

2. All matters which would be disclosed by a survey of the property;

3. All easements, restrictions, setback requirements, or other conditions of record in the Davidson County Register of Deeds Offices; and

4. In accepting this Deed, Grantees expressly disclaim and waive the Application of the Tennessee Residential Property Disclosure Act set out in Tenn. Code Ann. § 66-5-101 et seq. and the same shall not apply to this conveyance.

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 Grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on its own judgment.

IN WITNESS WHEREOF, Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 17th day of January, 2013.

Regions Bank

By: _____
Steven Purser

Title: Vice President

STATE OF Mississippi)
COUNTY OF Forrest)

Before me, the undersigned, a Notary Public for the State of County aforesaid, personally appeared Steven Purser with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President of Regions Bank, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at office this 17th day of January, 2013.

Janie K Creel
Notary Public

My Commission Expires: 1-8-16

STATE OF MISSISSIPPI
JANIE K. CREEL
ID# 101018
NOTARY PUBLIC
Comm. Expires
Jan. 08, 2016
JONES COUNTY