Prepared By and Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20130035494 DEEDWARRSP
Recvd: 04/30/13 11:39 3 pgs
Fees:18.00 Taxes:314.50
20130430-0042995

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
(Name) Michael C. Pickard	(Name) PrimeLending	043060-126.00
(Address) 633 Anderson Lane	(Address) 1811 Preston Road	
(City) (State) (Zip) Madison, TN 37115	(City) (State) (Zip) Dallas, TX 75252	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by Regions Bank d/b/a Regions Mortgage ("Grantor"), in favor of Michael C. Pickard, ("Grantee").

FOR AND IN CONSIDERATION of the sum of $85,000.00, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

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.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Whenever 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 24th day of April, 2013.

GRANTOR:

Regions Bank d/b/a Regions Mortgage

By: _____

Name: Steven Purser

Its: Vice President

State of Mississippi
County of Forrest

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Steven Purser, VP with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Vice President of Regions Bank d/b/a Regions Mortgage, a corporation, the within named bargainor and that he/she as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such Vice President.

STATE OF MISSISSIPPI
JEFFERY M. KEYSEAR
ID# 92252
NOTARY PUBLIC
Comm. Expires
Feb. 4, 2017
FORREST COUNTY

Given under my hand and seal this the 24th day of April, 2013.

_____
Notary Public

My Commission Expires: 2/4/17

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

_____
Affiant

Subscribed and sworn to before me this 25th day of April, 2013.

_____
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

DB1/ 67069091.2

SPECIAL WARRANTY DEED
EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 50, Section Two, Fairview Subdivision, as shown on Plan of record in Book 3600, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Regions Bank d/b/a Regions Mortgage by Quitclaim Deed dated 8/24/12 from Federal Home Loan Mortgage Corporation of record in Instrument Number 20120925-0086963, Register's Office for Davidson County, Tennessee.