This instrument prepared by:
Foundation Title & Escrow
30 Burton Hills Blvd, Suite 400
Nashville, TN 37215
GRN13-2239

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130039991 DEEDWARRSP
Recvd: 05/14/13 09:51 2 pgs
Fees:13.00 Taxes:697.45
20130514-0048324

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
William F. Usher 8427 Pettus Road Eagleville TN 37060	SWBC Mortgage 9311 San Pedro Ave #100 San Antonio, TX 78216	103150B001.00CO

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 which is hereby acknowledged, **Regions Bank, Trustee**, and **Executor of the Estate of Frances D. Murphree,** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **William F. Usher and wife, Elinor F. Usher**, hereinafter called the Grantee, its successors and assigns, a certain tract of land, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of Lions Head Condominium Apartments of record in Plat Book 5200, page 82, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Lions Head Condominium, a horizontal property regime established by Master deed of record in Book 5340, page 70, corrected in Book 5342, page 683, said register's Office.

Being the same property conveyed to Frances Murphree by Warranty Deed from Juanita Flake, widowed, dated May 29, 2003 and filed in Instrument Number 20030611-0080404, Register's Office of Davidson County, Tennessee. Frances Murphree a/k/a Frances D. Murphree died a resident of Davidson County, Tennessee on October 15, 2003 leaving a Last Will and Testament of record in the Seventh Circuit Court of Davidson County, Tennessee filed October 24, 2003 at Case No 03P-1684. Said Will appointed James I. Vance Berry and AmSouth Bank as Executors and Trustees of the Trust established in said Will. James I. Vance Berry having since died and pursuant to the terms of the Will AmSouth Bank was to serve as sole Trustee and Executor of the estate. AmSouth Bank is now known as Regions Bank, effective to merger dated November 3, 2006 and evidenced by certificate issued by the Secretary of the State of Alabama on November 15, 2006. Regions Bank conveys the subject property by virtue of the powers granted in the aforementioned Will, as Trustee and Executor of the Estate of Frances D. Murphree.

This is improved property known as 4487 Post Place, Apartment 1, Nashville, TN 37205

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its

successors and assigns, against the lawful claims of all person claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 30th day of April, 2013.

Regions Bank, Trustee and Executor of The Estate of Frances D. Murphree

BY: Thomas A. Allen
Thomas A. Allen

TITLE: Vice-President/ Trust Officer

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Thomas A. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Vice President/Trust Officer of Regions Bank, Trustee, the within named bargainor, a corporation, and that (s)he as such Vice President/Trust Officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Vice President/Trust Officer.

Witness my hand, at office in Nashville, Tennessee, this the 30th day of April, 2013.

NOTARY PUBLIC

My Commission Expires:

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

State of Tennessee
County of Wilson

The actual consideration or value, whichever is greater, for this transaction is $188,500.-

Lisa Sheppard - affiant

Subscribed and sworn to before me this the 10th day of May 2013.

CONNIE J. BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

Connie J. Buchanan
Notary Public

comm exp: 6/15/14