4

BK/PG 10019/433

SPECIAL WARRANTY DEED

FROM: SunTrust Bank, Nashville, N.A., Grantor

TO: Edward Q. Warner and wife, Betty Sue Warner, Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
424 Church Street, 18th Floor
SunTrust Center
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

458 Kinhaven Drive
Nashville, TN 37211

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

(new owner)

Map-Parcel Numbers

172-8B-50

96 APR 13 AM 9:33

REGISTER'S OFFICE

0172545

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirteen Thousand Dollars ($13,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 17th day of April, 1996.

Notary Public

My Commission Expires: 11/20/96

FOR AND IN CONSIDERATION OF the sum of Thirteen Thousand Dollars ($13,000.00), the receipt and sufficiency of which are hereby acknowledged, SunTrust Bank, Nashville, N.A., formerly known as Third National Bank in Nashville (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Edward Q. Warner and wife, Betty Sue Warner (the "Grantee"), their heirs successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

213405 1 4 10 96

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth to which this conveyance is expressly made subject.

Witness our hands this 10th day of April, 1996.

SunTrust Bank, Nashville, N.A.

By: [signature]

Title: Corp Vice Pres.

By: [signature]

Title: AVP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, LaVerne Williams, a Notary Public of said County and State, personally appeared Lee K Sadler & Nina N Worrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them selves to be Corp Vice-President & 1st Vice President (or other officer authorized to execute the instrument) of SunTrust Bank, Nashville, N.A., the within named bargainor, a national banking association, and that they as such officers executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by them selves as such officers.

Witness my hand and seal, at Office in Nashville, this 10th day of April, 1996.

[signature]
Notary Public

My Commission Expires: May 30, 1999

213405.1 4/10/96

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Bridle Downs, Phase II, as shown on plat of record in Plat Book 7900, page 241, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Third National Bank in Nashville, by Deed of record in Book 8189, page 757, said Register's Office.

EXHIBIT B

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7448, page 772, Book 8814, page 631, and in any allied instrument(s) referred to in said restrictions.

2. Bylaws of Bridle Downs Homeowner's Association, Inc. of record in Book 8814, page 639, Register's Office for Davidson County, Tennessee.

3. All matters shown on Plat recorded in Book 6900, page 545, said Register's Office.

4. Easement(s) to Sanitary Sewer, as set forth in instrument recorded in Book 7797, page 477, and Book 7977, page 485, said Register's Office.

5. Storm Water Detention Agreement of record in Book 7266, page 813, said Register's Office.

6. All matters shown on Plat recorded in Book 6900, page 545 and in Book 7900, page 241, said Register's Office.

OFFICIAL RECEIPT
FELIX Z WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ______________________________

FOR ______________________________

BOOK 10019 PG 436

CO · CONVEYANCE	CC · CERTIFIED COPY	MISC · MISCELLANEOUS
MO · MORTGAGE	REL · RELEASE	CO TX · STATE TAX CONVEY
WD · WARRANTY DEED	UCC · UNIFORM COMMERCIAL CODE	MO TX · STATE TAX MORT
TD · TRUST DEED		PRFEE · PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				DART 13000.00
				MOR TX 48.10
				E FUR .00
				[illegible] 48.10-
				[illegible] 48.10
				[illegible]
				[illegible] 12.00
				TOTAL 62.10
				CHECK 62.10
		[illegible]		[illegible] 1770

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0172545
IDENTIF. ↑ REFERENCE

96 APR 18 AM 9:33
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1023718