0331741 58A

IDENTIF. & REFERENCE

This Instrument Prepared By:

Marshall L. Hix, Esquire
COMBOS HIX & GRAY
1100 First American Center
Nashville, Tennessee 37238

BOOK 10547 PG 971

97 JUL 30 AM 11:26

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
SunTrust Bank, Nashville, N.A., Trustee P. O. Box 305110 Nashville, TN 37230-5110	Albert G. Ambrose, Jr. 206 Rolling Ford Court Nashville, TN 37205	Map 129-5 Parcel 49

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ALBERT E. AMBROSE, JR.** and wife, **FRANCES J. AMBROSE** (herein referred to as "Grantors") have this day bargained and sold and, by these presents, do hereby transfer and convey unto **SUNTRUST BANK, NASHVILLE, N. A., TRUSTEE UNDER AGREEMENT H. HILL FOR THE BENEFIT OF FRANCES CALDWELL 1** (herein referred to as "Grantee"), its successors and assigns, forever, a thirty and seven-tenths percent (30.7%) undivided interest as a tenant in common in the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Ambrose Acres of record in Book 8250, Page 519, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING part of the same property conveyed to Albert E. Ambrose, Jr., and wife, Frances J. Ambrose by deed from Steven D. Stedman and wife, Shawn M. Stedman of record in Book 7301, Page 44; and further conveyed by virtue of a Special Warranty Deed from Third National Bank in Nashville, Trustee under Agreement H. Hill for benefit of Frances Caldwell #2 of record in Book 8642, Page 518, said Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 206 Rolling Fork Court, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

Grantors covenant with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for a Deed of Trust of record in Book 10014, page 177, Register's Office for Davidson County, Tennessee, applicable subdivision plan, zoning and building regulations, all visible easements, restrictions and limitations of record, and 1997 real estate taxes.

Grantors further covenant with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

All warranties of Grantors herein contained are expressly limited to those persons or parties claiming by, through or under Grantors, but no further or otherwise.

WITNESS this the 23rd day of July, 1997.

GRANTORS:

Albert E. Ambrose, Jr.

Frances J. Ambrose

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $175,000.00.

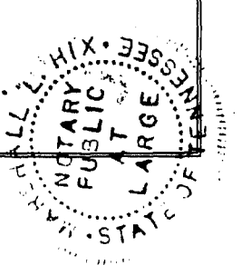
AFFIANT

Subscribed and sworn to before me, this 23rd day of July, 1997.

NOTARY PUBLIC

My Commission Expires:

November 25, 2000



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Albert E. Ambrose, Jr. and Frances J. Ambrose, with whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

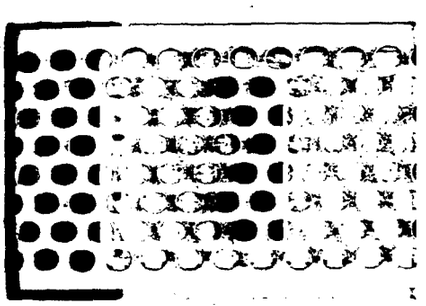
WITNESS my hand and seal at office this 23rd day of July, 1997.

NOTARY PUBLIC

My Commission Expires:
November 25, 2000



0451 07/30 0101 03CHECK 660.50



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

RECEIVED OF _____

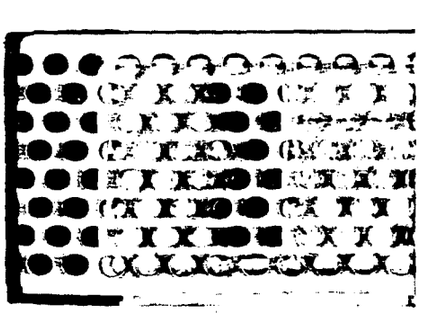
FOR _____

BOOK 10547 PG 974

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
				CAMT 175000.00
				CON TX 647.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 660.50
				CHECK 660.50
			07/30/97 01	11:28 0001 0451

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0331741
IDENTIF. & REFERENCE

97 JUL 30 AM 11:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1180095