SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills to:	Tax Map & Parcel No.:
Clecie B. Hunter 6215 Brownlee Drive Nashville, TN 37205-3144	Bank of America 9000 Southside Blvd. Bldg. 700, File Receipt Dept. Jacksonville, FL 32256	Map 115-11 Parcel 85

FOR AND IN CONSIDERATION OF the sum of One Hundred Twenty-Five Thousand and No/100 Dollars ($125,000.00) in hand paid, the receipt and sufficiency of which is hereby acknowledged, SUNTRUST BANK NASHVILLE, N.A. AS CONSERVATOR OVER THE PROPERTY OF MARIE HELEN SCHWARTZ (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto CLECIE B. HUNTER (the"Grantee"), her heirs and assigns, a certain tract or parcel of real property located in Davidson County, Tennessee and more particularly described as follows (the "Property"):

> Being Lot No. 305 on the Plan of West Meade Farms, Inc., Section "L", as of record in Book 2133, page 53, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 305 fronts 153 feet on the southerly side of Brownlee Drive and runs back between lines, 319 feet on the westerly line and 342 feet on the easterly line to a dead line in the rear, which is a broken line, on which it measures 198 feet.
>
> Being the same property conveyed to Robert M. Schwartz and wife, Marie H. Schwartz, by deed from West Meade Farms, Inc., of record in Book 2399, page 93, said Register's Office The said Robert M. Schwartz has since died. On December 11, 1998, Letters of Conservatorship over the Property Only were issued by the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee, to SunTrust Bank, Nashville, N.A., appointing the said SunTrust Bank, Nashville, N.A. as Conservator Over the Property of Marie Helen Schwartz (one and the same person as Marie H. Schwartz, grantee in the deed of record in Book 2399, page 93, said Register's Office). Pursuant to Order entered on October 5, 1999 at Minute Book 449, page 211, Seventh Circuit Court (Probate Division), the conveyance of the within described property from Grantor to Grantee on the terms set forth herein was approved by said Court. Said Letters of Conservatorship and Order are recorded prior hereto and simultaneously herewith.

The Property is improved property known as 6215 Brownlee Drive, Nashville, TN 37205-3144.

This conveyance is expressly made subject to property taxes for the year 1999, which have been prorated between the parties, and to all matters shown on the Plan of record in Book 2133, page 53, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, and that the Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, her heirs 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 above to which this conveyance is expressly made subject

WITNESS the Grantor's hand this 25th day of October, 1999.

SUNTRUST BANK NASHVILLE, N.A.,
CONSERVATOR OVER THE PROPERTY OF
MARIE HELEN SCHWARTZ

By: Robert A Day Jr.
Title: Asst V.P. and Trust Off.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Robert A. Day, Jr., 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 the Asst VP i Trust Officer of SunTrust Bank, Nashville, N.A., Conservator Over the Property of Marie Helen Schwartz, the within named Grantor, and that he or she as such Asst VP i Trust officer, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the Grantor as Asst VP i Trust Officer for SunTrust Bank, Nashville, N.A., Conservator.

Witness my hand and seal, at office, in Nashville, Tennessee this 25th day of October, 1999

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission

Notary Public
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of the property transferred, whichever is greater, is $125,000.00.

Affiant

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission

Sworn to and subscribed before me this ___ day of October, 1999.

Notary Public
My Commission Expires:

This instrument was prepared by:
Darrell L. West
144 Second Avenue, North, Suite 300
Nashville, Tennessee 37201

99 OCT 26 PM 2:30
JILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

99/26/ 0101 03CHECK 473.50

0650675

REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11718 PAGE 118

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

U6506/3 ...REFERENCE

99 OCT 26 PM 2:30

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

CAMT
125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 473.50
CHECK 473.50

10/26/99 01 14:34 0001 4191

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1531969