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MP

Instr:200002020011001 Page: 1 OF 2
REC'D FOR REC 02/02/2000 2:29:28PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $5272.50

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (SWF)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
SunTrust Bank, Trustee Under Irrevocable Trust Agreement dated 6/5/85 Established by Dorothy F. Boensch SunTrust Bank Attn: Richard Gammel P.O. Box 305110 Nashville, TN 37230-5110	SunTrust Bank Trust Real Estate Dept., NA 6500 P.O. Box 305110 Nashville, TN 37230-5110	104-14H-71 and Part of 104-14H-70

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) , and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SunTrust Bank (formerly known as SunTrust Bank, Nashville, N.A.), Trustee Under Irrevocable Trust Agreement dated June 5, 1985 Established by Deborah F. Eller (collectively, if more than one, the "Grantor") has this day bargained and sold, and does hereby transfer and convey unto SunTrust Bank (formerly known as SunTrust Bank, Nashville, N.A.), Trustee Under Irrevocable Trust Agreement dated June 5, 1985 Established by Dorothy F. Boensch and its successors and assigns (collectively, "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 7 on the Resubdivision of Lot Nos. 6 & 7, Whitworth, Phase 3, Section 3, as of record in Plat Book 8250, page 677, as amended by Surveyor's Certificate of Correction of record in Book 10415, page 982, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to SunTrust Bank, Nashville, N.A. Trustee Under Irrevocable Trust Agreement dated June 5, 1985 Established by Deborah F. Eller, of record in Book 10500, page 545, Register's Office for Davidson County, Tennessee.

This is improved property known as 68 Old Club Court, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, his successors and assigns, forever.

GRANTOR covenants and binds himself, his successors to warrant specially and forever defend the title to said real estate to Grantee, his successors and assigns, against the lawful claims of all persons claiming through and under Grantor, but not further or otherwise, and not for claims arising out of the following matters:

1. Declarations of Covemants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9567, page 301, Registers Office for Davidson County, Tennessee. By Designation & Agreement of Declarant of record in Book 9582, page 872, Register's Office for Davidson County, Tennessee.

2. Boundary Plat for Whitworth of Record in Book 6900, pages 838 through 841, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for SWMA, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9567, page 185, Register's Office for Davidson County, Tennessee.

4. By-Laws of record in Book 9567, page 210, Register's Office for Davidson County, Tennessee.

5. All matters shown on Plan of record in Book 8250, page 677, as amended in Book 10415, page 982, Register's Office for Davidson County, Tennessee.

6. Sanitary sewer easement, as set forth in instrument recorded in Book 3573, page 442, Register's Office for Davidson County, Tennessee.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 31 day of January, 2000.

SunTrust Bank, Trustee Under Irrevocable Trust Agreement dated June 5, 1985 Established by Deborah F. Eller

By: Richard C. Gammel
Title: Vice President and Trust Officer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,425,000.00.

Affiant

Sworn to and subscribed before me this 31st day of January, 2000.

Notary Public

My Commission Expires: Nov 25, 2000

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for that state and county aforesaid, personally appeared Richard C Gammel, with whom I am personally acquainted (or proved tome on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Vice President + Trust Officer of SunTrust Bank, Trustee under Irrevocable Trust Agreement dated June 5, 1985 Established by Deborah F. Eller, an irrevocable trust, and that he, as such Vice President + Trust Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Trustee.

WITNESS my hand, at office, this 31st day of January, 2000.

Notary Public

My Commission Expires: Nov 25, 2000

ANGELA G. C. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.