# SPECIAL WARRANTY DEED

FROM: SunTrust Bank, a Georgia state bank, successor in interest of SunTrust Bank, Nashville, N.A., Grantor

TO: Mike Yarbrough, Grantee

This instrument was prepared by:
Cynthia N. Sellers
Farris, Warfield & Kanaday, PLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

| Address New Owner (s) | Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes | Map-Parcel Number |
|---|---|---|
| 800 4th Avenue South<br>Nashville, TN 37210 | Mike Yarbrough | 93-15-18 |

Instr:200002160015472 Page: 1 OF 4
REC'D FOR REC 02/16/2000 10:00:57AM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $1091.50

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Ninety-Five Thousand and 00/100 Dollars ($295,000.00).

Michael J. Yarbrough
Affiant

SUBSCRIBED AND SWORN TO before me, this the 31 day of January, 2000.

Notary Public

My Commission Expires: 3/25/2000

FOR AND IN CONSIDERATION OF the sum of Two Hundred Ninety-Five Thousand and 00/100 Dollars ($295,000.00), the receipt and sufficiency of which are hereby acknowledged, SUNTRUST BANK, a Georgia state bank, successor in interest of SUNTRUST BANK, NASHVILLE, N.A. ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto Mike Yarbrough ("**Grantee**"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements located thereon (the "Property").

The Property is improved property known as 306 Ash Street, Nashville, Davidson County, Tennessee.

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 Property with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns forever.

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

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Witness our hands this 31 day of January, 2000.

SUNTRUST BANK, A GEORGIA STATE BANK, SUCCESSOR IN INTEREST OF SUNTRUST BANK, NASHVILLE, N.A.

By: _____

Title: Vice President

By: _____

Title: A.V.P.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Denise M. Laumeyer, a Notary Public of said County and State, personally appeared Steve Lancaster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Vice President (or other officer authorized to execute the instrument) of SUNTRUST BANK, the within named bargainor, a Georgia bank, and that he or she as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself or herself as Vice President.

Witness my hand and seal, at Office, this 31 day of January, 2000.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/25/2000

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Denise M. Laumeyer, a Notary Public of said County and State, personally appeared Jay Vaughn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be ~~Assistant~~ Vice President (or other officer authorized to execute the instrument) of SUNTRUST BANK, the within named bargainor, a Georgia bank, and that he or she as such Assistant Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself or herself as Assistant Vice President.

Witness my hand and seal, at Office, this 31 day of January, 2000.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/25/2000

## EXHIBIT A

Property Description

TRACT 1:
LAND in Davidson County, Tennessee, being the northerly 9-1/2 feet of Lot No. 32 and the southerly 36-1/2 feet of Lot No. 33 on Campbell's Plan of South Nashville Lots, as shown on plat of record in Book U, pages 682 and 683 in the Register's Office of Davidson County, Tennessee.

Said parts of said lots adjoin and front together 46 feet on the easterly side of Fourth Avenue South, formerly Cherry Street, and run back between parallel lines 138-1/2 feet to an alley.

TRACT 2:
LAND in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 32 on Jno. W. Campbell's Plan of South Nashville Lots, as shown on plat of record in Book U, pages 682 and 683 in the Register's Office of Davidson County, Tennessee.

Said part of Lot No. 32 fronts 50 feet on the easterly side of 4th Avenue South, formerly Cherry Street, and runs back between parallel lines, with the northerly margin of Ash Street, 138-1/2 feet to an alley.

TRACT 3:
LAND in Davidson County, Tennessee, being the northerly 23-1/2 feet of Lot No. 33 and the southerly 52-1/2 feet of Lot No. 34 on Campbell's Plan of South Nashville Lots, as shown on plat of record in Book U, pages 682 and 683 in the Register's Office of Davidson County, Tennessee.

Said part of said lots adjoin and front together 76 feet on the easterly side of 4th Avenue, South, formerly Cherry Street, and extend back between parallel lines 138-1/2 feet to an alley.

TRACT 4:
LAND in Davidson County, Tennessee, being the southerly 26 feet of Lot No. 35 and the northerly 8 feet of Lot No. 34 on Campbell's Plan of South Nashville Lots, as shown on plat of record in Book U, pages 682 and 683 in the Register's Office of Davidson County, Tennessee.

Said parts of Lots 34 and 35 adjoin and front together 34 feet on the easterly side of Fourth Avenue, South and run back between parallel lines, 138-1/2 feet to an alley.

BEING the same property conveyed to Third National Bank in Nashville, by Deed of Record in Book 4887, page 138, Register's Office for Davidson County, Tennessee. The said Third National Bank in Nashville became known as SunTrust Bank, Nashville, National Association as evidenced of record in Book 9933, page 957, Register's Office for Davidson County, Tennessee.

## EXHIBIT B

Encumbrances

1. Davidson County taxes for 2000 which are prorated.