Instr:200003060021628 Page: 1 OF 6
REC'D FOR REC 03/06/2000 8:17:13AM
RECORD FEE: $27.00
M. TAX: $0.00 T. TAX: $499.50

SPECIAL WARRANTY DEED

FROM:	SunTrust Bank, Grantor	This instrument was prepared by: Lea W. Stouffer, Esq. Farris, Warfield & Kanaday, PLC Suite 1800 SunTrust Center Nashville, Tennessee 37219
TO:	George Terrell Davis And wife, Sheryl R. Davis, Grantee	

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
George Terrell Davis and wife, Sheryl R. Davis 6201 Rocky Top Drive Antioch, TN 37013	Same	176-5-B-132.00 C0

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Thirty Five Thousand and No/100 Dollars ($135,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this 1 day of ~~February~~ March, 2000.

Notary Public

My Commission Expires: 5-2-01

FOR AND IN CONSIDERATION OF the sum of One Hundred Thirty Five Thousand and No/100 Dollars ($135,000.00), the receipt and sufficiency of which are hereby acknowledged, SunTrust Bank (formerly known as SunTrust Bank, Nashville, N.A.) (the "Grantor") has bargained and sold, and by these presents does transfer and

convey unto George Terrell Davis and wife, Sheryl R. Davis (the "Grantee"), their 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, buildings and structures located thereon (the "Property").

The Property is improved property known as 6201 Rocky Top Drive, Antioch, Tennessee 37013.

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 the Grantee, their heirs, successors and assigns forever.

And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, their heirs, 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 on Exhibit B, to which this conveyance is expressly made subject.

Witness our hand this 24 day of February, 2000.

SUNTRUST BANK

By: Steve Lancaster

Title: Vice President

SUNTRUST BANK

By: Nina Vowell

Title: AVP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Julie A. Carson, 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 him self to be Vice President (or other officer authorized to execute the instrument) of SunTrust Bank, the within named bargainor, a national banking association, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by him self as Vice President.

Witness my hand and seal, at Office, this 24th day of February, 2000.

Julie A. Carson
Notary Public

JULIE A. CARSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 7-27-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Julie A. Carson, a Notary Public of said County and State, personally appeared Nina Vowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be Assistant Vice President (or other officer authorized to execute the instrument) of SunTrust Bank, the within named bargainor, a national banking association, and that 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 her self as Assistant Vice President

Witness my hand and seal, at Office, this 24 day of February, 2000.

Julie A. Carson
Notary Public

JULIE A. CARSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 1-27-2002

EXHIBIT A

PROPERTY DESCRIPTION

Land located in Davidson County, Tennessee and more particularly described as follows:

Being Lot No. 230 on the Plan of Hickory Woods, Section C, of record in Plat Book 6900, page 886, Register's Office for Davidson County, Tennessee, reference is hereby made for a more complete description.

Being the same property conveyed to SunTrust Bank, Nashville, N.A. (now known as SunTrust Bank) by Successor Trustee's Deed of record in Book 11192, page 597, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. The lien for 2000 real property taxes, which are being prorated at closing and assumed by Grantee.

2. Title to that portion of the Property lying within the bounds of any roads, streets, or highways.

3. All matters on the Plan of record in Book 6900, page 886, said Register's Office.

4. Declaration of Covenants, 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 7823, page 857, and Book 7857, page 94, corrected in Book 9616, page 470 and Book 9616, page 477, said Register's Office.

5. Rights of parties in actual possession of all or any part of the Property.

6. Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the Property.

7. Subject to the liens for any unpaid assessments and/or special assessments.

8. Any marital rights of the spouse, if any, of Sarah A. Cain Taylor.