PICK-UP

SPECIAL WARRANTY DEED

Instr:200003310032323 Page: 1 OF 6
REC'D FOR REC 03/31/2000 12:26:42PM
RECORD FEE: $27.00
M. TAX: $0.00 T. TAX: $162.80

FROM:	SunTrust Bank, Grantor	This instrument was prepared by: J. Bryan Echols, Esq. Farris, Warfield & Kanaday, PLC Suite 1800 SunTrust Center Nashville, Tennessee 37219
TO:	Bennie R. Hackney and wife, Sara J. Hackney, Grantees	

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
Bennie J. Hackney and wife, Sara J. Hackney 2800 Gallatin Road Nashville, Tennessee 37216	Same	71-8-324

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Forty Four Thousand and 00/100 Dollars ($44,000.00).

Sara Hackney
Affiant

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

Kimberly Lan
Notary Public

KIMBERLY LAN NOTARY PUBLIC AT LARGE TENNESSEE DAVIDSON COUNTY

My Commission Expires My Commission Expires July 22, 2000

FOR AND IN CONSIDERATION OF the sum of Forty Four Thousand and 00/100 Dollars ($44,000.00), the receipt and sufficiency of which are hereby acknowledged, SunTrust Bank (successor to SunTrust Bank, Nashville, N.A.) (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Bennie J.

Hackney and wife, Sara J. Hackney (collectively, 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 1901 Jones Avenue, Nashville, Tennessee 37207.

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 hands this 27th day of March, 2000.

SUNTRUST BANK

By: Jerry L Vaughn

Print Name: Jerry L Vaughn

Title: AVP

SUNTRUST BANK

By:

Print Name: Steve Lancaster

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Julie A. Carson, a Notary Public of said County and State, personally appeared Jerry L. Vaughn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be AVP (or other officer authorized to execute the instrument) of SUNTRUST BANK, the within named bargainor, a Georgia state bank, and that he as such AVP executed the foregoing instrument for the purposes therein contained, by signing the name of the Georgia state bank by himself as AVP.

Witness my hand and seal, at Office, this 27th day of March, 2000.

Julie A. Carson
Notary Public

CARSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

My Commission Expires: 7-27-2002

401818.1 3/27/00

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 Georgia state bank, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the Georgia state bank by him self as Vice President.

Witness my hand and seal, at Office, this 27th day of March, 2000.

Julie A. Carson
Notary Public

My Commission Expires: 7-27-2000



401818.1 3/27/00

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Rawls Tract Subdivision originally shown on a survey made by Z.J. Wilkinson, Surveyor, but most recently amended and described according to a copy of a survey made by Pete Meyer, Surveyor, as follows:

Beginning at a concrete monument in the north margin of Edwin Street opposite the entrance into Jones Avenue; thence around a curve in a northwesterly direction 32.6 feet to another concrete monument in the east margin of Jones Avenue; thence with the margin of said Avenue North 4 deg. 30' East 40 feet to the new corner between Lots Nos. 1 and 2; thence with the line between said lots easterly 150 feet to a point in an alley being in the line between Lots Nos. 1 and 43; thence South 4 deg. 30' West 60 feet to the north margin of Edwin Street; thence with the margin of the same, South 89 deg. West 130 feet to the beginning.

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 11749, page 730, 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 1424, page 84, Register's Office for Davidson County, Tennessee.

4. Rights or claims of parties in possession.

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

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