BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

SPECIAL WARRANTY DEED

FROM: SunTrust Bank, a Georgia corporation (successor-in-interest to SunTrust Bank, Nashville, N.A.), as Executor of the Estate of Catherine Cheek Ellington, Grantor

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday, PLC
424 Church Street, Suite 1900
Nashville, Tennessee 37219

TO: Richard L. Brown and Rebecca G. Brown, husband and wife, Grantees

Instr:200005180049919 Page: 1 OF 5
REC'D FOR REC 05/18/2000 10:12:17AM
RECORD FEE: $23.00
M. TAX: $0.00 T. TAX: $1591.00

Address New Owner	Name and Address of the Person or Entity Responsible For the payment of Real Property Taxes	Map-Parcel Number:
Richard L. Brown and Rebecca G. Brown 807 Glen Leven Road Nashville, TN 37204	Same	Map 132-2 Parcel 39 OH 06115

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Thirty Thousand and No/100 Dollars ($430,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 15th day of May, 2000.

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: Sept 23, 2000

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, a Georgia corporation (successor-in-interest to SunTrust Bank, Nashville, N.A.), as Executor of the Estate of Catherine Cheek Ellington, deceased ("Grantor"), has bargained and sold, and by these presents transfer and convey unto Richard L. Brown and Rebecca G. Brown, husband and wife, as tenants by the entirety, ("Grantees"), 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 (the "Property").

The Property is improved property located at 807 Glen Leven Road, Nashville, Tennessee 37204.

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 Grantees, their heirs, successors and assigns forever.

And Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in and such Grantor has a good right to convey its respective interest in the Property.

And Grantor further covenants and binds Grantor and its respective heirs, successors and assigns, to warrant and forever defend title to the Property to Grantees, their 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.

Grantees have executed this deed to acknowledge and agree that this deed is made by SunTrust Bank, as Executor of the Estate of Catherine Cheek Ellington, deceased as described in its signature affixed hereto, and that SunTrust Bank, a Georgia corporation, will not be liable for any breach or failure to perform any obligation under this Deed except from assets held by it in its fiduciary capacity as Executor of the Estate of Catherine Cheek Ellington, deceased.

Witness the signature of Grantor's duly authorized officer this 15 day of May, 2000.

SunTrust Bank, a Georgia corporation
(successor-in-interest to SunTrust Bank, Nashville, N.A.), as Executor of the Estate of Catherine Cheek Ellington

By: _____
David P. Rogers, Vice President
and Trust Real Estate Officer

Acknowledgment by Grantees:

_____
Richard L. Brown

_____
Rebecca G. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, R. L. Moore, a Notary Public of said County and State, personally appeared David P. Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President and Trust Real Estate Officer (or other officer authorized to execute the instrument) of SUNTRUST BANK, a Georgia corporation (successor-in-interest to SunTrust Bank, Nashville, N.A.), as Executor of the Estate of Catherine Cheek Ellington, the within named bargainor, and that he as such Vice President and Trust Real Estate Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, in its capacity as Executor under the Estate of Catherine Cheek Ellington, by himself as its Vice President and Trust Real Estate Officer.

Witness my hand and seal, at Office this 15th day of May, 2000.

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Sept 23, 2000

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, R. L. Moore, a Notary Public of said County and State, RICHARD L. BROWN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, this 15th day of May, 2000.

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Sept 23 2000

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, R. L. Moore, a Notary Public of said County and State, REBECCA G. BROWN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, this 15th day of May, 2000.

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Sept 23 2000

EXHIBIT A

Property Description

Land in Davidson County, Tennessee being Lot 31 on the Revised Plat of Thompson's Glen Leven Subdivision, made October 1934 by W. B. Southgate, Surveyor of record in Plat Book 3, page 20, Chancery Court for Davidson County, Tennessee.

Being the same property conveyed by deed from Charles P. Beasley and wife, Ann T. Beasley to Earl Buford Ellington and wife, Catherine Ann Ellington of record in Book 2153, page 609, Register's Office for Davidson County, Tennessee as corrected by the Deed of Correction of record in Book 2241, page 537, said Register's Office; the said Earl Buford Ellington died leaving Catherine Ann Ellington as surviving tenant by the entirety; the said Catherine Ann Ellington having died. Catherine Ann Ellington and Catherine Cheek Ellington are one and the same person.

It is the intent of the Grantor to convey the property to the centerline of the adjoining creek along the rear property line.

Suntrust Bank

by _____

David P. Rogers

Vice President and

Trust Real Estate Officer

EXHIBIT B

Encumbrances

1. The lien for taxes for the year 2000 which have been prorated and will be paid by Grantee.

2. Applicable building and zoning laws.

3. Easement for telephone lines right of way of record in Book 382, page 531, Register's Office of Davidson County, Tennessee.

4. Easement for sanitary sewer/storm drainage of record in Book 7382, page 785, said Register's Office.

5. Restrictive covenants filed for record in Book 723, page 516, and Book 923, page 114, said Register's Office.