#22

SPECIAL WARRANTY DEED

Instr:200008020076619 Page: 1 OF 5
REC'D FOR REC 08/02/2000 2:46:03PM
RECORD FEE: $23.00
M. TAX: $0.00 T. TAX: $207.20

FROM: SunTrust Bank, Grantor

TO: Toni J. Rothfuss, Grantee

This instrument was prepared by:
J. Bryan Echols, Esq.
FARRIS, WARFIELD & KANADAY, PLC
SunTrust Center
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owner as follows:

Toni J. Rothfuss
611 49th Avenue North
Nashville, TN 37209

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

Same

Map-Parcel Numbers

91-12-76.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fifty Six Thousand And No/100 Dollars ($56,000.00).

Toni J. Rothfuss
Affiant

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

Notary Public

My Commission Expires: 5/27/2001

FOR AND IN CONSIDERATION OF the sum of Fifty Six Thousand And No/100 Dollars ($56,000.00), the receipt and sufficiency of which are hereby acknowledged, SunTrust Bank (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Toni J. Rothfuss, a single person (the "Grantee"), her 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 708 - 47th Avenue North, Nashville, Tennessee 37209.

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, her 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, her 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 31 day of July, 2000.

SUNTRUST BANK

By: _____

Title: _____

SUNTRUST BANK

By: _____

Title: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Julie A. Cason, 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 him self to be Assistant Vice Presidt (or other officer authorized to execute the instrument) of SUNTRUST BANK, the within named bargainor, a Georgia state bank, and that he as such Assistant Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the Georgia state bank by him self as Assistant Vice Presidet

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

Julie A. Cason
Notary Public

My Commission Expires: 7-27-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Julie A. Cason, 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 Presidet (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 Presidet executed the foregoing instrument for the purposes therein contained, by signing the name of the Georgia state bank by him self as Vice Presidet.

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

Julie A. Cason
Notary Public

My Commission Expires: 7-27-2002

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lots Nos. 41 and 43, Block 100, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lots Nos. 41 and 43 front together 50 feet on the easterly side of 47th Avenue, North, formerly 6th Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to the Grantor by deed of record at Instrument Number 200003010019971, Register's Office for Davidson County, Tennessee.

The above description is the same as that contained in the prior deed.

EXHIBIT B

Encumbrances

1. The lien for 2000, a lien not yet due and payable. Taxes will be pro-rated 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 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

4. All matters which would be shown by an accurate survey or inspection of the Property.