Instr:200008030076873 Page: 1 OF 2
RECD FOR REC 08/03/2000 8:37:02AM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $1609.50

FILE NO: 200330

BK 4CB

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Beaty & Housch, P.C.
214 Second Ave. North, Suite Two
Nashville, TN 37201

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Charles W. Manning	(NAME) First Horizon Home Loan Corporation	Map 130-2-A
(STREET ADDRESS) 615 Belle Meade Boulevard, Unit 108	(STREET ADDRESS) 10741 King William Drive	Parcel 11
(CITY) (STATE) (ZIP) Nashville, Tennessee 37205	(CITY) (STATE) (ZIP) Dallas, Texas 75220	

FOR AND IN CONSIDERATIONof the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged,**SUNTRUST BANK, NASHVILLE, N.A., EXECUTOR OF THE ESTATE OF MARY CORTNER RAGLAND a/k/a MARY C. RAGLAND,** has this day bargained and sold, and does hereby transfer and convey unto the said **CHARLES W. MANNING and wife,SHARON F. MANNING,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. D-3, on the Plan of Glencourt Condominiums, according to the Master Deed of record in Book 6396, page 825; re-recorded in Book 6402, page 279, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6250, page 162, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Mary C. Ragland, unmarried by deed of record in Book 9439, page 821, Register's Office, Davidson County, Tennessee. The said Mary C. Ragland a/k/a Mary Cortner Ragland having since died testate and under her will of record in Will Book 229, page 682, Probate Court, Davidson County, Tennessee, SunTrust Bank (formerly SunTrust Bank of Nashville, N.A.), was appointed executor with full power to convey all real property of the estate.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $435,000.00.

Subscribed and sworn to before me this the 2nd day of August, 2000.

Affiant

Kay B. Housch, Notary Public

My commission expires: 9/29/2001
(Affix Seal)

This is improved property known as 615 Belle Meade Road, Unit #108, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor herein, but no further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 2nd day of August, 2000,

SunTrust Bank, Nashville, N.A.
Executor of the Estate of Mary Cortner Ragland a/k/a Mary C. Ragland

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David P. Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged himself to be Vice-President and Trust Officer of SunTrust Bank, Nashville, N.A., Executor of the Estate of Mary Cortner Ragland a/k/a Mary C. Ragland, the within named bargainor, and that David P. Rogers as such Vice President and Trust Officer, being authorized to do so, executed the within instrument for the purpose therein contained, by signing the name of the bank by himself as Vice-President and Trust Officer.

Witness my hand and official seal at Nashville, TN, this 2nd day of August, 2000.

Kay B. Housch, Notary Public
My Commission Expires: 8/29/2004

ENCUMBRANCES:

1. Taxes. Map 130-2-A, Parcel 11
   2000 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to Easement in favor of City of Belle Meade for sanitary sewer of record in Book 5799, page 510, said Register's Office.
3. Subject to all matters shown on Plan of record in Book 6250, page 162, said Register's Office.
4. Subject to the provisions of the Tennessee Horizontal Property Act, as amended; all conditions, covenants, restrictions, options, burdens, liens, assessments, and other undertakings and encumbrances contained in the master Deed establishing a Horizontal Property Regime of Glencourt Condominiums, of record in Book 6396, page 825, as amended in Book 6402, page 279, said Register's Office, and the Bylaws appended thereto, of record in Book 6396, page 855, said Register's Office, as amended in Book 6402, page 309, said Register's Office.