Box 17

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 10/30/00 14:00 2pgs
Fees:11.00 Taxes:185.00
20001030-0107450

SPECIAL WARRANTY DEED

Address of New Owner(s):

Craig Sanford
Immanuel Arun Dhanarajan
225 Lake Forest Drive
LaVergne, TN 37086

Send Tax Bills To:

Same

Map/Parcel Numbers:

Map 108-12-A
Parcel 34C0

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged;

AmSouth Bank

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Craig Sanford and Immanuel Arun Dhanarajan

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Unit No. 34, Lot No. 37 on the Plan of Quail Valley, Section 4, Phase VII, on the condominium site plan of record in Book 5200, pages 522 and 523, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to AmSouth Bank by Trustee's Quitclaim Deed from Nicholas W. Whittenburg, Substitute Trustee of record in Instrument No. 200008310096441, Register's Office for Davidson County, TN.

Subject to Covenants, conditions and restrictions as contained in the Master Deed and By-Laws for Quail Valley as recorded in Book 6058, page 828, Register's Office for said County.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 5200, pages 522-523, said Register's Office.

The legal description is the same as the previous deed of record.

This is improved property known as 3310 Quail View Drive, Nashville, TN 37214.

The Grantor makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantees acquires said land and improvements in an "as is" condition.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to the said land to the said Grantees, their heirs 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 above to which this conveyance is expressly made subject.

Wherever 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 4th day of October, 2000.

AMSOUTH BANK

By: Patricia Mason
Title: Assistant Relationship Manager

STATE OF ALABAMA)
COUNTY OF Jefferson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patricia Mason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Assistant Relationship Manager of AmSouth Bank, the within named bargainor, and that She as such Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of AmSouth Bank by herself as Officer.

Witness my hand and seal, at office in Birmingham, Alabama, this 4th day of October, 2000.

My Commission Expires:

MY COMMISSION EXPIRES: JANUARY 17, 2004

Hattie Evans
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $50,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of October, 2000.

My Commission Expires:

11/24/2001

Lauri A. Beasley
NOTARY PUBLIC

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.