Box 58-B

This Instrument Prepared By:

Marshall L. Hix, Esquire
HIX & GRAY, PLC
1620 AmSouth Center
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 01/05/01 15:17 3pgs
Fees:15.12 Taxes:745.80
20010105-0001892

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
SunTrust Bank, Nashville, N.A., Trustee P. O. Box 305110 Nashville, TN 37230-5110	**H. Edward Jackson III 6409 Worchester Drive Nashville, TN 37221**	**Map and Parcel No. 157-64**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **H. EDWARD JACKSON III** and wife, **ELIZABETH S. JACKSON** (herein referred to as "Grantors") have this day bargained and sold and, by these presents, do hereby transfer and convey unto **SUNTRUST BANK, NASHVILLE, N. A., TRUSTEE UNDER AGREEMENT H. HILL FOR THE BENEFIT OF FRANCES CALDWELL 1** (herein referred to as "Grantee"), its successors and assigns, forever, a twenty-nine and eighty-six one-hundredths percent (29.86%) undivided interest as a tenant in common in the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 42, on the Plan of Devonshire Manor, Section One, of record in Book 5200, page 122 and 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to H. Edward Jackson, III and wife, Elizabeth S. Jackson, by Warranty Deed from Hans J. Seezen and wife, Karen R. Seezen dated October 23, 2000, and recorded October 24, 2000 at 9:09 a.m., as Instrument No. 20001024-0105280, Register's Office for Davidson County, Tennessee and by Deed of Correction from Hans J. Seezen and wife, Karen R. Seezen dated December 20, 2000, and recorded January 5, 2001 at 15:17 p.m., as Instrument No. 20010105-0001891.
>
> This is improved property located at 6409 Worchester Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

Grantors covenant with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for the Plan of record in Book 5200, page 122 and 123, restrictive covenants of record in Book 5381, page 394, Charter of record in Book 7584, page 337, Register's Office for Davidson County, Tennessee, zoning and building regulations, all visible easements, other restrictions and limitations of record, and 2000 real estate taxes.

Grantors further covenant with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

All warranties of Grantors herein contained are expressly limited to those persons or parties claiming by, through or under Grantors, but no further or otherwise.

WITNESS this the 22nd day of December, 2000.

GRANTORS:

H. Edward Jackson III

Elizabeth S. Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $201,567.16.

AFFIANT

Subscribed and sworn to before me, this 22nd day of December, 2000.

NOTARY PUBLIC

My Commission Expires: My Commission Expires [illegible]

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, H. Edward Jackson III and Elizabeth S. Jackson whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of December, 2000.

Patricia A. Dodson
NOTARY PUBLIC

My Commission Expires:
My Commission Expires OCT. 25, 2003

