Box 488

This instrument prepared by:
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Beaty & Housch, P.C.
214 Second Ave. North, Suite Two
Nashville TN 37201

Davidson County DEEDWARR
Recvd: 03/16/01 09:33 2pgs
Fees:11.00 Taxes:935.73
20010316-0025155

FILE NO: 20010076

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Theresa W. Doyle	(NAME) ~~Same~~ Theresa W. Doyle	Map 104-16
(STREET ADDRESS) 2405 Belmont Boulevard	(STREET ADDRESS) 915 Kirkwood Ave.	Parcel 295
(CITY) (STATE) (ZIP) Nashville TN 37212	(CITY (STATE) (ZIP) Nashville TN 37204	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **SUNTRUST BANK, A GEORGIA CORPORATION, SUCCESSOR TO SUNTRUST BANK, NASHVILLE, NATIONAL ASSOCIATION, and MARY ANN WADE FARMER, as co-trustees under the will of Luster B. Farmer,** have this day bargained and sold, and do hereby transfer and convey unto the said **THERESA W. DOYLE, a married person,** the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract 1: Land in Davidson County, Tennessee, being the southern three (3) feet of the northerly one-half of Lot No. 177 on the Plan of Belmont Land Company's Plan called Belmont Heights, as of record in Plan Book 421, page 34, Register's Office, Davidson County, Tennessee; said part of said lot being three (3) feet off of the south side of the northerly one-half of Lot 177 and fronts three (3) feet on the west side of Belmont Boulevard, running back between parallel lines 175, more or less, to an alley.

Tract 2: Land in Davidson County, Tennessee, being the northerly part of Lot 178 on Belmont Land Company's Plan recorded in Book 421, page 34, Register's Office, Davidson County, Tennessee, described as follows: Beginning on the westerly margin of Belmont Boulevard at the corner of Lot No. 177 and 178; thence with the westerly margin of said Boulevard southerly 56 feet to the northeast corner of the part of said lot conveyed by the Belmont Land Company to Mrs. Katherine Brailey by deed of record in Book No. 365, page 278, said Register's Office; thence westerly with the northerly line of said Brailey's lot 175 feet more or less to the easterly margin of an alley; thence with the said alley northerly to the corner of the Lots 177 and 178; thence easterly with the line between said two lots 175 feet more or less to the beginning.

Being the same property conveyed to Luster B. Farmer a/k/a L.B. Farmer and wife, Ruth Dunn Farmer, by deed of record in Book 675, page 145, and Book 534, page 28, Register's Office, Davidson County, Tennessee; the said Ruth Dunn Farmer and Luster B. Farmer having since died; she having predeceased him and he died testate and devised to SunTrust Bank, Nashville, formerly Third National Bank in Nashville, and Mary Ann Wade Farmer, co-trustees under the will of Luster B. Farmer, of record in Will Book 104, page 215, Probate Court, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $252,900.00

Subscribed and sworn to before me this the 15th day of March, 2001.

Theresa W. Doyle
Affiant

My commission expires: 9/29/01
(Affix Seal)

Kay B. Housch
Notary Public

This is improved property known as 2405 Belmont Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her 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 Grantee, her successors, heirs and assigns, against the lawful claims of all persons claiming by,

through or under the Grantee 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 our hand this 15th day of March, 2001, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SunTrust Bank, a Georgia corporation, co-trustee under will of Luster B. Farmer

By: Nancy Carr, V. Pres
Nancy Carr, Vice-President

By: Mary Ann Wade Farmer
Mary Ann Wade Farmer, co-trustee under will of Luster B. Farmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, personally appeared **NANCY CARR**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Vice-President (or other officer authorized to execute the instrument) of **SUNTRUST BANK**, the within named bargainor, a George corporation, in its capacity as Successor Trustee under the last will and testament of Luster B. Farmer and that Nancy Carr as such Vice-President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation in its capacity as Successor Trustee under the Last Will and Testament of Luster B. Farmer by herself as Vice-President.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of March, 2001.

Notary Public
My commission expires: 9/29/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY ANN WADE FARMER, co-trustee under will of Luster B. Farmer**, the within named bargainor, 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 official seal at Nashville, Tennessee, this 15th day of March, 2001.

Notary Public
My Commission Expires: 9/29/2001

ENCUMBRANCES:

1. 2001 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plat of Record in Book 421, page 34, Register's Office, Davidson County, Tennessee.