This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679

File Box 24

ADDRESS NEW OWNER:
Sean Queen
106 Heritage Drive
White House, TN 37188

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 94-1
GROUP 265
PARCEL 23W-12441

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, 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 do transfer and convey unto Sean Queen, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 17, on the Revised Plan of Shelby Village No. One, of record in Plat Book 1835, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to AMSOUTH BANK by Substitute Trustee's Deed from James C. Cotey, Substitute Trustee, dated January 29, 2001, as of record in Instr: 20010205-0011023, Register's Office for Davidson County, Tennessee.

This is improved property known as 512 Village Court, Nashville, TN 37206.

This is the same description as in previous deed of record.
This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 2001 have been pro-rated and assumed by Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sean Queen, his heirs and assigns, forever; and AMSOUTH BANK does covenant with the said Grantee that it is seized and possessed of said land, has a good right to convey it; and it does further covenant and bind itself, its representatives, that (1) The Grantor has done nothing to impair such title as Grantor received, except as hereinabove set forth, and; (2) The Grantor will only warrant and defend the title against the lawful claims of all persons claiming by or through the Grantor, but not otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has signed this Special Warranty Deed, or if a corporation or partnership, has caused this instrument to be signed in its corporate or partnership name by (A) Officer(s), duly authorized by its Board of Directors, or (B) General Partner(s).

Davidson County DEEDWARR
Recvd: 03/28/01 10:36 2pgs
Fees:11.00 Taxes:143.01
20010328-0029707

Witness my hand this the 27th day of March, 2001.

AmSouth Bank

Robert I. Hart, Sr. Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert I. Hart, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Special Warranty Deed for the purposes therein contained, and who further acknowledged that he is the Sr. Vice-President of AmSouth Bank, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of March, 2001.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 38,650.00.

AFFIANT

Subscribed and sworn to before me
this 27th day of March, 2001.

NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.