BOX 58-B

This Instrument Prepared By:

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

Davidson County DEEDWARR
Recvd: 06/29/01 14:58 3pgs
Fees:15.00 Taxes:5942.20
20010629-0069125

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
James L. McGregor 4433 Warner Place Nashville, Tennessee 37205	SAME	Map and Parcel No. 130-06-0-65.00

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, **SUNTRUST BANK, TRUSTEE UNDER AGREEMENT FRANCES J. HENDRIX RESTATED AND AMENDED TRUST DATED DECEMBER 31, 1986** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, do hereby transfer and convey unto **JAMES L. MCGREGOR AND WIFE, HILDA M. MCGREGOR** (herein referred to as "Grantees"), as tenants by the entirety, their heirs and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Being part of Lot No. 5 on the Plat of Subdivision of Block "C" Belle Meade No. 2, as of record in Book 421, page 58, Register's Office for said County, and described according to a survey made by James A. Hamilton, Jr., June 6, 1950, as follows:
>
> Beginning at the southeast corner of Warner Place and Belle Meade Boulevard, the northwest corner of Lot 5; thence southwardly with the southerly margin of Warner Place 283.5 feet to the northwest corner of Lot 8; thence along the line between Lots Nos. 5 and 8, southwestwardly 190.15 feet, more or less; thence northwestwardly 250.34 feet, more or less, to the easterly margin of Belle Meade Boulevard; thence with the easterly margin of said Belle Meade Boulevard, northeastwardly 192.25 feet, more or less, to the beginning.
>
> Being the same property conveyed to Willard R. Hendrix and wife, Frances J. Hendrix by Warranty Deed dated July 1, 1963 from Merida Blanco Oman, of record in Book 3674, page 265, Register's Office for Davidson County, Tennessee. The said Willard R. Hendrix having predeceased Frances J. Hendrix on August 18, 1988, and the said Frances J. Hendrix having died on February 7, 2001, the property vested in SunTrust Bank, Trustee, Under Agreement Frances J. Hendrix Restated and Amended Trust dated December 31, 1986, pursuant to the Last Will and Testament of Frances J. Hendrix admitted to probate on February 23, 2001, in the Seventh Circuit Court for Davidson County,

Tennessee (Probate Division), Case No. 01P312, and of record as Image Number 1695/310681 in the Clerk's Office of said Court.

Included in this conveyance is a perpetual easement for the purpose of providing underground utility services which instrument is of record in Book 4033, page 349, Register's Office for Davidson County, Tennessee.

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 Grantees, their heirs and assigns, in fee simple, forever.

Grantor covenants with the Grantees that it is lawfully seized and possessed of said property, that it has 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 applicable subdivision plans, zoning and building regulations, all visible easements, restrictive covenants dated April 21, 1923, of record in Book 619, page 475, Register's Office for Davidson County, Tennessee, other restrictions and limitations of record, and 2001 real estate taxes, which are prorated.

Grantor further covenants with the Grantees and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

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

WITNESS as of the 29th day of June, 2001.

GRANTOR:

SUNTRUST BANK, TRUSTEE UNDER AGREEMENT FRANCES J. HENDRIX RESTATED AND AMENDED TRUST DATED DECEMBER 31, 1986

By: _____
William L. Fuson
Its: Group Vice President
and Trust Real Estate Officer

SunTrust/Hendrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,606,000.00.

Sibba M. McGregor
AFFIANT

Subscribed and sworn to before me, this 29th day of June, 2001.

Marshall L. Hix
NOTARY PUBLIC

My Commission Expires:
September 25, 2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, William L. Fuson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Group Vice President and Trust Real Estate Officer of SunTrust Bank, Trustee, Under Agreement Frances J. Hendrix Restated and Amended Trust dated December 31, 1986, and being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the SunTrust Bank, Trustee.

WITNESS my hand, at office, this the 29th day of June, 2001.

Marshall L. Hix
NOTARY PUBLIC

My Commission Expires:
September 25, 2004

SunTrust/Hendrix