THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for the transfer is $ 12,200.00

Melissa R. White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2001.

Notary Public
My Commission Expires: 1/29/05

Davidson County DEEDWARR
Recvd: 11/20/01 15:21 2pgs
Fees:13.00 Taxes:45.14
20011120-0127508

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

FROM:
First Union National Bank

TO:
Christina M. Ribbons

Address of New Owner:
Christina M. Ribbons
53 Thompson Lane
Nashville, TN 37211

Send Tax Bills to:
New Owner

Map-Parcel No.
MAP: 147-03-O-A
PARCEL: 68

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **First Union National Bank**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Christina M. Ribbons**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit

SEE ATTACHED LEGAL DESCRIPTION

The street addresses of the Real Property is 441 Harding Place E-2, Nashville, TN 37211, ___ unimproved/ X improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 31 day of OCTOBER, 2001.

First Union National Bank

BY: [illegible] Slavin
TITLE: Vice President

FIRST UNION NATIONAL BANK CORPORATE SEAL TENNESSEE

STATE OF FLORIDA
COUNTY OF DUVAL

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Edwin F. Slavin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Vice President and of First Union National Bank, the within named bargainor(s), and corporation, and that he as such Vice President and, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Edwin F. Slavin as such Vice President.

Witness my hand and official seal at Duval County, Florida, this 31 day of OCTOBER, 2001.

My Commission Expires: 7/18/03

Mary E. Darlene Kanaszka
Notary Public

"OFFICIAL SEAL"
MARY E. DARLENE KANASZKA
COMMISSION #CC 855711
My Commission Expires July 18, 2003

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit E-2, of Harding Place Condominium created under Title 66, Chapter 27, Sections 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, Page 571, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to First Union National Bank by deed from John M. Baird, Successor Trustee, of record in Instrument 20010420-0039606 and re-recorded in Instrument 20010425-0041335, Register's Office for said County.