Dav. Co. File Box 14-A
jtc file no. 14737-3

This instrument prepared by: Lehman Land Title, Inc 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, Union Planters Bank, N. A., said Grantor does hereby bargain, sell, and transfer and convey unto H. Michael Barrett and Eric Johnson as joint tenants with the rights of survivorship and their assigns, all their rights title and interest in said property, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A-9 of the BeechTree Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for BeechTree condominiums, of record in Book 11174, page 284, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of such unit.

Being the same property conveyed to Union Planters Bank, N.A. by Substitute Trustee's deed of record in instrument number 20010112-0004048, Register's Office for Davidson County, TN.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee, H. Michael Barrett and Eric Johnson and their assigns forever.

Grantee, H. Michael Barrett and Eric Johnson whose address is 4131 Franklin Pike, Nashville, TN 37204, is responsible for the payment of real property taxes on subject property.

Said Union Planters Bank, N.A., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Union Planters Bank, N.A. has executed this deed and affixed its corporate seal by Susan A. Hedgepeth, its Asst. Vice President this 6th day of ~~August~~ December, 2001.

Davidson County DEEDWARR
Recvd: 12/31/01 16:05 2pgs
Fees:13.00 Taxes:196.10
20011231-0145320

GRANTOR
UNION PLANTERS BANK, N.A.

By: Susan Hedgepeth
Title: Susan Hedgepeth
Asst. Vice President

State of TENNESSEE
County of DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $53,000.00
Subscribed and sworn to before me this the 30th day of December, 2001.

Affiant

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires

Deborah H Berrie
Notary Public

Commission Expires: 5/26/02

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public within and for the state and County aforesaid, personally appeared Susan Hedgepeth, with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Asst.Vice Pres of Union Planters Bank NA, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Asst. Vice President

Witness my hand and seal at office, this 6th day of December, 2001.

Notary Public

PHYLLIS MOSSEY NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN MY COMMISSION EXPIRES APRIL 13, 2004

My Commission Expires: _____

Address New Owner:	Send Tax Bills To.	Map and Parcel:
H. Michael Barrett	New Owner	105-10A-112CO
4131 Franklin Pike		
Nashville, TN 37204		