File Box 24

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

Davidson County DEEDWARR
Recvd: 01/09/02 09:01 2pgs
Fees:13.00 Taxes:370.00

20020109-0003178

ADDRESS NEW OWNER:
M. Lee Barrett, Jr.
100 Maxwell Crossing
Brentwood, TN 37027

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 142-4 Gr.A
GROUP 44.00 CO
PARCEL

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by M. Lee Barrett, Jr., the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Regions Bank of Tennessee, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Jr.,M. Lee Barrett, married, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Certain Condominium Units in Davidson County, Tennessee, described as follows: Units Nos. 44 and 45 in a Horizontal Property Regime of Belle Forest Condominium of record in Plat Book 5200, page 167, said Register's Office, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Regions Bank of Tennessee by deed from Richard G. Rhodes, Trustee, of record in INST:20010726-0079450, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 210 Old Hickory Blvd.Units 44 & 45, Nashville, TN 37221.

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 paid.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal property Regime of Belle Forest Condominium, of record in Book 5438, page 699, et seq. By-Laws of record in Book 5438, Page 742, amended in Book 6082, Page 866; Charter of record in Book 5460, Page 987, Register's Office for Davidson County, Tennessee. Easement Agreement of record in Book 5074, Page 945, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jr.,M. Lee Barrett, married, their heirs and assigns, forever; and Regions Bank of Tennessee does covenant with the said Grantees 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).

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

Regions Bank of Tennessee

By: Art Willard, 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 Art Willard for Regions Bank of Tennessee 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 Vice-President of the maker, 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 December, 2001.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 100,000.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 11/27/2004