**SPECIAL WARRANTY DEED**

STATE OF Tennessee )
COUNTY OF Rutherford)

The actual consideration or value, whichever is greater, for this transfer is $ 2,900.00

Grantee or Agent of Grantee

Subscribed and sworn before me this the 4th day of January, 2002

Notary Public
My commission expires: 11/17/02

Davidson County DEEDWARR
Recvd: 01/10/02 11:44 3pgs
Fees:18.00 Taxes:47.73
20020110-0003993

This instrument was prepared by:
Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

| Address of New Owner | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| Ray Elrod | New Owner | 147-3-B-140 |
| 1601 Hill Road | | |
| Brentwood, TN 37027 | | |

KNOW ALL MEN BY THESE PRESENTS:

That Bank Atlantic, by its Sr. Vice-President and its Assistant Vice-President duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of Ten Dollars ($10.00) in hand paid by Ray Elrod and Marilyn Elrod, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Ray Elrod and Marilyn Elrod, and unto their heirs and assigns forever the following described land, situated in Davidson County, Tennessee, to-wit:

The legal description is attached hereto as Exhibit "A".
More commonly known as: 370 Wallace Road, Unit B6, Nashville, TN

TO HAVE AND TO HOLD the same unto said Ray Elrod and Marilyn Elrod and unto their successors and assigns forever, with all appurtenances thereunto belonging. And Bank Atlantic hereby covenants with said Ray Elrod and Marilyn Elrod that it will forever warrant and defend the title to said lands against all claims and encumbrances done or suffered by it, but against none other.

IN TESTIMONY WHEREOF, the name of the grantor is hereunto affixed by its Sr. Vice-President and attested and its seal affixed by its Assistant Vice-President this 3rd day of January, 2002.

Bank Atlantic

By: _____
Richard F. Lang
Title: Senior Vice-President

Attest: By: _____
Mario R. Mendez
Title: Assistant Vice-President

## ACKNOWLEDGMENT

STATE OF Florida )
)
COUNTY OF Broward )

On this 3rd day of January, 2002, before me personally appeared Richard F. Lang and Mario R. Mendez to me personally well known, who acknowledged that they were the Sr. Vice-President and Assistant VP of Bank Atlantic, and that they, as such officers, being authorized so to do, had executed the foregoing instrument of the purpose therein contained, by signing the same of the corporation by themselves as such officers.

Witness my hand and official seal this 3rd day of January, 2002

_____
NOTARY PUBLIC: Elizabeth Brown

My commission expires:

_____

Elizabeth Brown
MY COMMISSION # CC891216 EXPIRES
November 29, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

# EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. B-6 of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502 as amended in Book 7044, page 209 and in Instrument No. 20010924-0103170, 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 Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for more complete identification and description of such Unit.

Being the same property conveyed to Bank Atlantic by Substitute Trustees Deed of record in Instrument No. 20010716-0075201, Register's Office of Davidson County, Tennessee.

Subject to Sewer Easement of record in Book 4435, page 29; Charter to Homeowners Association in Book 6576, page 69; Dedication of Easement for Sewer and/or Storm Drainage in Book 6695, page 22; and, any and all matters as shown on Master Deed and By-Laws of record in Book 6594, page 502 as amended in Book 7044, page 209 and By-Laws in Book 6594, page 547; all of the Register's Office of Davidson County, Tennessee.