STATE OF TENNESSEE )
COUNTY OF Davidson )

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $77,500.00.

Map and Parcel No. 107-09-51.00

Address of New Owner:
Kari A. Milburn
1017 Norcross Drive
Nashville, TN 37217

Send Tax Notices To:
RBMG, Inc.
3295 River Exchange
Norcross, GA 30092

AFFIANT

Sworn to and subscribed before me this 2nd day of ~~December~~ January, 2002.

NOTARY PUBLIC My commission expires:

## SPECIAL WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, FIRST UNION NATIONAL BANK OF DELAWARE, successor by merger of First Union Home Equity Bank, N.A., hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto KARI A. MILBURN, hereinafter referred to as Grantee, her heirs and assigns forever, all of its right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

See legal description, Attachment "A" hereto, made a part hereof.

**This is improved property, known as 1017 Norcross Drive, Nashville, TN 37217.**

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Book 2900, page 37, in the Register's Office for Davidson County, Tennessee; to restrictive covenants of record at Book 2962, page 522, in said register's office; and to the 2001 Davidson County property taxes, which are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever by, through and under the said GRANTOR, its successors and assigns, but not otherwise. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said FIRST UNION NATIONAL BANK OF DELAWARE has hereunto set its signature, this 18th day of December, 2001.

Davidson County DEEDWARR
Recvd: 01/14/02 14:07 2pgs
Fees:13.00 Taxes:286.75
20020114-0005583

**FIRST UNION NATIONAL BANK OF DELAWARE, successor by merger of First Union Home Equity Bank, N.A.**

By: Melinda K Barnes

~~Melinda K. Barnes~~
Assistant Vice President

STATE OF NC )
COUNTY OF Wake )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melinda K Barnes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be A.V.P. (or other such officer authorized to execute this instrument) of FIRST UNION NATIONAL BANK OF DELAWARE, successor by merger of First Union Home Equity Bank, N.A., the within-named bargainor, a corporation, and that such A.V.P., or other officer, as such A.V.P., executed the foregoing Special Warranty Deed for the purposes and considerations therein contained, by personally signing the name of the corporation as A.V.P.

WITNESS my hand and official seal of office, at Raleigh, North Carolina this 18th day of December, 2001.

My commission expires:

JENNIFER M. NELSON
Commission #20002990131
Notary Public, North Carolina
Wake County, N. C.
My Commission Expires October 31, 2005

NOTARY PUBLIC

Attachment "A": Legal Description.
First Union National Bank of Delaware.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Patricia Heights Annex, of record in Book 2900, page 37, Register's Office for said County.

Said Lot No. 25 fronts 86.5 feet on the southeasterly side of Norcross Drive and runs back 196.66 feet on the southwesterly line and 171.19 feet on the northeasterly line to a dead line on which it measures 134.52 feet.

BEING the same property conveyed to First Union National Bank of Delaware successor by merger of First Union Home Equity Bank, N.A., by Substitute Trustee's Deed from Clifton E. Darnell, as Substitute Trustee, dated June 14, 2001, recorded July 9, 2001, of record in Instrument No. 200107090072969, Register's Office for Davidson County, Tennessee.

**This Instrument Prepared By:**
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

**When Recorded Return To:**

RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217