Box 58-B

This Instrument Prepared By:

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1620 AmSouth Center
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 01/29/02 15:14 3pgs
Fees:18.18 Taxes:959.60
20020129-0012582

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
SunTrust Bank, Trustee P. O. Box 305110 Nashville, TN 37230-5110	Alec T. Estes 610 Enquirer Avenue Nashville, TN 37205	Map and Parcel No. 130-02-0-112.00 BM 7255

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ALEC T. ESTES** and wife, **KATHLEEN J. ESTES** (herein referred to as "Grantors") have this day bargained and sold and, by these presents, do hereby transfer and convey unto **SUNTRUST BANK, NASHVILLE, TRUSTEE UNDER AGREEMENT HORACE HILL FOR THE BENEFIT OF FRANCES CALDWELL 1** (herein referred to as "Grantee"), its successors and assigns, forever, a twenty-one and forty-five one-hundredths percent (21.45%) undivided interest as a tenant in common in the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of a Subdivision of Lots No. 19, 20 and 21, Belle Meade Second Addition, as of record in Book 421, page 172, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 20 fronts 100 feet on the easterly side of Enquirer Avenue and runs back 296 feet on the southerly line and 296 feet 2 inches on the northerly line with the southerly margin of a 5 foot walkway to a dead line and measures 100 feet thereon.
>
> Being the same property conveyed to Alec T. Estes and wife, Kathleen J. Estes by Warranty Deed from Alyne Q. Massey dated November 26, 2001, and recorded November 27, 2001, as Instrument Number 20011127-0129123, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 610 Enquirer Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

Grantors covenant with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for any applicable subdivision plan, including the Plan of record in Book 421, page 172, Register's Office for Davidson County, Tennessee, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2002 real estate taxes.

Grantors further covenant with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

All warranties of Grantors herein contained are expressly limited to those persons or parties claiming by, through or under Grantors, but no further or otherwise.

WITNESS this the 24th day of January, 2002.

GRANTORS:

Alec T. Estes

Kathleen J. Estes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Alec T. Estes and Kathleen J. Estes whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of January, 2002.

NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES 10/25/03

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $259,352.46.

AFFIANT

Subscribed and sworn to before me, this 24th day of January, 2002.

NOTARY PUBLIC

My Commission Expires:

September 25, 2004