Name and Address of New Owner(s):
Suwannee Properties, LLC
and Charles Caudell
4704 Dakota Avenue
Nashville, TN 37209

Send Tax Bills to:
Same as New Owner

Davidson County DEEDWARR
Recvd: 05/24/02 15:13 3pgs
Fees:18.00 Taxes:120.25

20020524-0063764

Tax Map and Parcel Nos.
Map 82-8 Parcel 132

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **Mortgage Electronic Registration System** Inc. ("Grantor"), has bargained and sold, and hereby transfers and conveys to **SUWANNEE PROPERTIES, LLC AND CHARLES CAUDELL, A ONE-HALF UNDIVIDED INTEREST EACH AS TENANTS IN COMMON** ("Grantee"), his successors, heirs and assigns, certain land in **DAVIDSON COUNTY, TENNESSEE**, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantees, their successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Property taxes for the year 2002 which are a lien but are not yet due and payable; also subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of J. R. Love's Subdivision of the Massengale Tract as of record in Book 547, Page 4, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantees that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantees, their successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor but not further or otherwise.

Executed this the 23 day of May, 2002.

Mortgage Electronic Registration System Inc.
By: MARGERY ROTUNDO
TITLE: Vice President

ATTEST: Brian Vanscoy
TITLE Assistant Secretary

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Margery Rotundo and Brian Vanscoy with whom I am personally acquainted and who upon their (his, her, their) oath(s) acknowledged themselves (herself, himself, themselves) to be the VP and Assistant Secretary respectively of **Mortgage Electronic Registration Systems, Inc.** the within named bargainor, a corporation, and that Margery Rotundo as such VP AND Brian Vanscoy as such Assistant Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Margery Rotundo as such VP and attesting the same by the said Brian Vanscoy as such Assistant Secretary.

Witness my hand and official seal at office at West Palm Beach, Florida, on this the 23 day of May, 2002.

Maria A. Lovuolo
Notary Public

My Commission Expires:

MARIA A. LOVUOLO
MY COMMISSION # CC 989356
EXPIRES: December 19, 2004
Bonded Thru Notary Public Underwriters

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Palm Beach

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $32500.00.

MORTGAGE ELECTRONIC REGISTRATION CORPORATION SEAL DELAWARE INC. 1999

MARGERY ROTUNDO
Vice President

Affiant (Purchaser)

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

Maria A. Lovuolo
Notary Public

My Commission Expires:
March 25, 2006

MARIA A. LOVUOLO
MY COMMISSION # CC 989356
EXPIRES: December 19, 2004
Bonded Thru Notary Public Underwriters

THIS INSTRUMENT PREPARED BY & RETURN TO:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

EXHIBIT "A"

Land in **DAVIDSON** County, Tennessee, described as follows: Being Lot No. 8 on the Plan of J. R. Love's Subdivision of the Massengale Tract, as of record in Book 547, Page 4, Register's Office for Davidson County, Tennessee. Said Lot 8 fronts 50 feet on the south side of Cleveland Street and runs back 208 feet on the east line and 209 feet on the west line to an alley, and measures 50 feet on said alley. Included in the above property description but excluded therefrom is the following tract of land: Beginning at a point on the northerly margin of a 15 foot alley, said point being the southwest corner of the above mentioned property; thence in a northerly direction with the westerly margin of said property, a distance of 45.0 feet, more or less, to a point; thence in an easterly direction, a distance of 50.0 feet, more or less, to a point on the easterly margin of said property; thence in a southerly direction with the easterly margin of said property a distance of 45.0 feet, more or less, to a point on the northerly margin of a 15 foot alley, thence in a westerly direction with the northerly margin of said alley, a distance of 50.0 feet, more or less to the point of beginning and containing 2,250 squarwe feet, more or less.

Being the same property conveyed to Mortgage Electronic Registration System, Inc. by Trustee's Deed from Arnold M. Weiss, Substitute Trustee, dated April 16, 2002 and recorded as Instrument No. 20020429-0052420 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 924 W. Eastland Avenue, Nashville, TN 37206