FILE BOX 45

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
T2019-018
TN10008/ROSE

Davidson County DEEDWARR
Recvd: 05/30/02 15:16 3pgs
Fees:18.00 Taxes:444.00
20020530-0065798

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 21 day of May 2002, by Wachovia F/K/A First Union National Bank successor by merger.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Huffman Properties Inc. Grantee, the following land in Davidson County, Tennessee:

Certain real estate in Davidson County, Tennessee,, described as follows:

Land in Davidson County, Tennesse, being Lot No.48 on the Plan of Oakwood Subdivision, Phase I, of record in Book 6900, Page 935, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to First Union ~~National Bank~~ National Bank, by Successor Trustee's Special Warranty Deed from John M. Baird, Successor Trustee, dated March 8, 2002, recorded March 11, 2002, of record in Instrument No. 200203110030428, Register's Office for Davidson County, TN.

Commonly known as: 2525 Oak Forest Drive, Antioch, TN

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto its successors and assigns forever.

Grantor covenants that it is seised and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Wachovia F/K/A First Union successor by merger

BY: _____
EDWIN F. SLAVIN, VICE PRESIDENT

Acknowledgment

State of FLORIDA)
)ss.
County of DUVAL)

Personally appeared before me, the undersigned, a Notary Public, in and for said county and state, EDWIN F. SLAVIN **, the** VICE PRESIDENT **for Wachovia F/K/A First Union successor by merger, with whom I am personally acquainted (or proved to me by satisfactory evidence) and who acknowledges that he/she executed the within instrument for the purposes therein contained, and who further acknowledges that he/she is the** VICE PRESIDENT **for Wachovia F/K/A First Union successor by merger and that he/she as such** EDWIN F. SLAVIN **is authorized to sign on behalf of said Corporation, acting for the maker or a constituent of the maker and is maker, to execute this instrument on behalf of the maker.**

Mary E. Darlene Kanaszka

NOTARY PUBLIC STATE OF FLORIDA

"OFFICIAL SEAL"
MARY E. DARLENE KANASZKA
COMMISSION #CC 855711
My Commission Expires July 18, 2003

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $ 120,000.00 , which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Jamie Huddleston
Affiant

Subscribed and sworn to before me this 24th **day of** May **, 2001.**

Marie Bradford
Notary Public

MARIE BRADFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My commission expires:

11/26/05
(Seal)

Property owner and party responsible for payment of taxes:
Huffman Properties
2525 Oak Forest Drive 118 Sun Valley Drive
Antioch, TN Mt. Juliet, TN 37122
Map 149-2
Parcel # 48

Return to:

Associate Closing & Title a Div. of
Wilson & Associate P.L.L.C.
5384 Poplar Suite 202
Memphis, TN 38119
901-682-9035 901-682-8517 Fax