Davidson County DEEDWARR
Recvd: 06/19/02 09:12 2pgs
Fees:13.00 Taxes:136.90
20020619-0073981

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual consideration or value, whichever is greater or this transfer is $37,000.00.

Affiant

Subscribed and sworn to before me this 11th day of June, 2002.

Notary Public

My Commission Expires: 10/24/04

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Suwannee Properties, LLC (NAME)	SAME (NAME)	70-9-21
1309 Keystone Ct (STREET ADDRESS)	(STREET ADDRESS)	
Franklin, TN 37064 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Suntrust Bank ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto Suwannee Properties, LLC, and Investors Development, LLC ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Tract No. 2 of a survey made by Cantrell, Connell, Morrison, Engineers, dated August 19, 1997, not of record, being a part of Lots Nos 20, 21, and 24 in the H.E. Simkins Division of the L.G. Curtis Land, as of record in Book 547, Page 39, in the Register's Office of Davidson County, Tennessee. Said Tract No. 2 fronts 60.0 feet on the north side of Curtis Street and extends back between parallel lines, 200 feet to a dead line in the rear on which it measures 60 feet. An being the same property conveyed to and described in Book 9456, Page 782, said Register's Office.

Being the same property conveyed to Suntrust Bank, by Deed of Record as Instrument # 200204120045482,Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and any other matters of record.
The above legal description is the same as that contained in the previous deed of record.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 11th day of June, 2002.

Suntrust Bank

By: _____
REBECCA W. SHAIA - VICE PRESIDENT

By: _____

This is __improved property known as 3310 Curtis Street, Nashville, TN 37218.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Suntrust Bank, VICE PRESIDENT (title) for SUNTRUST (corporation), with whom I am personally acquainted, and who acknowledged that Rebecca Shaia executed the within instrument for the purposes therein contained, and who further acknowledged that she is the VICE PRESIDENT (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. ** Rebecca W. Shaia

Witness my hand, at office, this 11th day of June, 2002.

My Commission Expires: 5-31-03

_____
Notary Public

Prepared by and Return to:
Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066

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