Box 17

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

SPECIAL WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Jonathan W. Mire	Wells Fargo Home Mortgage	Map 51-7
1020 Gibson Drive	P.O. Box 5137	Parcel 43
Madison, TN 37115	Des Moines, IA 50306-5137	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged;

SunTrust Bank

hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto

Jonathan W. Mire and wife, Ava C. Mire

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The Grantor makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantees acquires said land and improvements in an "as is" condition.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees their heirs and assigns, forever; and we do covenant with the said Grantees 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.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to the said land to the said Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22 day of May, 2002.

SUNTRUST BANK

By: _____

SUNTRUST BANK CORPORATE SEAL GEORGIA

Davidson County DEEDWARR
Recvd: 06/25/02 13:34 3pgs
Fees:18.00 Taxes:606.80

20020625-0076182

STATE OF VIRGINIA)
COUNTY ~~OF~~ City OF Richmond)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be Vice President, of the SunTrust Bank, the within named bargainor, and that _____ as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of SunTrust Bank, by ____self as Vice President.

Witness my hand and seal, at office in Richmond, Virginia, this 22 day of May, 2002.

My Commission Expires:

5/31/03

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $164,000.00.

AFFIANT

Subscribed and sworn to before me this 21st day of ~~May~~ June, 2002.

My Commission Expires:

11/26/05

NOTARY PUBLIC

EXHIBIT "A"

Being Tract "A" on the Revised Plan of Maybelle Carter Retirement Center, of record in Book 5200, page 585, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to SunTrust Bank, by Trustee's Deed from Larry A. Weissman and/or Wanda J. Walker Successor Trustee of record in Instrument No. 20011103-0120285 Register's Office for Davidson County, TN.

Subject to all matters shown on the plan of record in Book 5200, page 585, said Register's Office.

Subject to easement to the Metropolitan Government of Davidson County of record in Book 5512, page 182; Madison Suburban Utility District of record in Book 7094, page 193; to Maybelle Carter Retirement Center of record in Book 6087, page 326; Ingress and Egress easement of record in Book 7843, page 924; Easement of record in Book 7094, page 196 and Book 3855, page 777, Register's Office for Davidson County, Tennessee.

Taxes for the year 2002 are prorated and assumed by the Grantees herein.

The legal description is the same as the previous deed of record.

This is improved property at 1020 Gibson Drive, Madison, TN 37115.