Prepared By and Return To:
Law Offices of Robert I. Scruggs
111 Westwood Place, Suite 304
Brentwood, TN 37027

Special Warranty Deed

Davidson County DEEDWARR
Recvd: 07/02/02 09:07 3pgs
Fees:18.00 Taxes:192.40
20020702-0079180

Date June 27, 2002

Grantor SouthTrust Bank

Grantee Continental Development & Construction, Inc.
424 Bridge Street
Franklin, Tennessee 37064

Send Tax Bills To Grantee

Property: **Land in Davidson County, Tennessee, Being Lots No. 8, 21, 22 and 23 on the Plan of Pebble Trail Villas, of record in Book 9700, pages 721 and 722, Register's Office for Wilson County, Tennessee to which reference is hereby made a more complete and accurate description.**

Map-Parcel Numbers
Lot 8 Map 149-10 A Parcel 8
Lot 21 Map 149-10 A Parcel 21
Lot 22 Map 149 10 A Parcel 22
Lot 23 Map 149 10 A Parcel 23

This is unimproved property knows as 2837 Rader Ridge Court (Lot 8); 2812 Rader Ridge Court (Lot 21); 2808 Rader Ridge Court (Lot 22); and 2804 Rader Ridge Court (Lot 23), Antioch, Tennessee 37013

FOR AND IN CONSIDERATION of the sum of Ten and No/Dollars ($10.00), cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR has bargained and sold, and by these presents does hereby transfer and convey unto GRANTEE, its successors and assigns, the Property, together with all tenements, hereditaments and appurtenances thereto located in **Williamson** County, Tennessee, State of Tennessee.

This being property conveyed to the SouthTrust Bank by Substitute Trustee's Deed from R. Garry Chaffin, Substitute Trustee, of record in Book 11752, page 252, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the current year and subsequent years, matters as contained in the plat if the Subdivision and all easements and restrictive covenants filed for record in the Register's Office for **Davidson** County, Tennessee, to which reference is hereby made.

TO HAVE AND TO HOLD the Property, with the appurtenance, with the appurtenance, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever and 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 umencumbered, unless otherwise herein set out and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title in the Property to Grantee, its successors and assigns against the lawful claims of all persons whosoever claiming same by, through or under Grantor, but no further or otherwise.

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

Executed as of the date first set forth above.

SouthTrust Bank

By: Mark McCoy V.P.
Mark McCoy, President
Vice

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Mark McCoy**., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Vice-President** of **SouthTrust Bank.**, the within named bargainor, a corporation, and that as such **Vice-President** (officer) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **Vice-President**.

Subscribed and sworn before me this 27th day of June, 2002.

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: My Commission Expires SEPT. 28, 2002

I hereby certify that the actual consideration or value, whichever is greater, for the transfer is **$52,000.00.**

Affiant

Subscribed and sworn before me this 27th day of June, 2002.

Notary Public

My Commission Expires:

