This Instrument Prepared By:

David W. McMackin
Attorney at Law
213A Ward Circle, Ste. 104
Brentwood, TN 37027

Name and Address of Owners:
Joshua Peterson
2020 Beech Ave C3
Nashville TN 37204

Person Responsible for Payment of Taxes:
Same

Map & Parcel No.
105-10-A -306 CO

Special Warranty Deed

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Union Planters Bank, national Association (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Joshua Peterson (herein called "Grantees"), the real property situated in Davidson County, State of Tennessee, described as follows:

Being Unit No. C-3 of the Beechtree Condominiums, a horizontal property regime, created under Title 66, section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Beechtree Condominiums, of record in Book 11174, page 284, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, page 328, said Register's Office, together with the undivided percentage interest in the common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of BeechTree Condominiums, as shown on Exhibit Map to the Master Deed, of record in Book 11174, page 284, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Union Planters Bank, N. A. by deed of record as Instrument No. 20020524-0063510, aforesaid Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 2020 Beech avenue, Unit #C-3, Nashville, TN 37204

To have and to hold the Subject Property together with all and singular the rights and appurtenances thereto belonging, unto Grantee, his successors and assigns forever. The Grantor covenants that it is seized and possessed of the above described property, and has the right to convey it,

and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Subject Property unto the Grantee, its successors and assigns, against every person whosoever lawfully claims the Subject Property or any part thereof by, through or under Grantor, but not otherwise.

GRANTOR makes no representation or warranties of any kind or character expressed of implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

In Witness Whereof, the Grantor has caused this Deed to be executed by its duly authorized officer this 15th day of August, 2002.

Union Planters Bank, National Association

By: Brenda Goff
Brenda Goff, Vice President

UNION PLANTERS BANK, NATIONAL ASSOCIATION CORPORATE SEAL 1869

Davidson County DEEDWARR
Recvd: 08/29/02 10:20 2pgs
Fees:13.00 Taxes:194.25

20020829-0104648

STATE OF MISSISSIPPI }

}

COUNTY OF FORREST }

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Brenda Goff, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who upon oath acknowledged her to be the Vice President of Union Planters Bank, NA, the within named bargainor, a corporation, and that ~~he~~/she, as such officer, being authorized so to do, executed the foregoing instrument on behalf of the corporation for the purposes therein contained by signing the name of the corporation, by herself/~~himself~~ as Vice President.

In witness whereof, I have hereunto ~~set my hand~~ and seal this 15th day of ~~August~~, 2002.

NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES DEC. 9, 2003

BARBARA A. LEE, LAMAR COUNTY, MS NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $~~52,500.00~~ 52,500.00

AFFIANT

Sworn to and subscribed before me this
15th day of August, 2002

NOTARY PUBLIC

My Commission Expires: 8/25/05

DELLANA LASHELLE LOWHORN NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

MY COMMISSION EXPIRES: AUGUST 25, 2005