Davidson County DEEDWARR
Recvd: 12/02/02 09:23 3pgs
Fees:18.00 Taxes:173.90

20021202-0147673

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual consideration or value, whichever is greater or this transfer is ~~$42,300.00~~ 47,000.00.

× Darell Ray Jean Bridges
Affiant

Subscribed and sworn to before me this 31st day of October, 2002.

MICHAEL T. MCGEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/25/06

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Darell Ray D. Bridges and Jessica P. Bridges, married person (NAME) | Union Planters Bank, N.A. (NAME) | 93-1-A-261 CO |
| 510 Gay Street #1015 (STREET ADDRESS) | P.O. Box 1785 (STREET ADDRESS) | |
| Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | Memphis, TN 38101-1785 (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, Union Planters PMAC, Inc. ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto Darell Ray D. Bridges and Jessica P. Bridges, married person, ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Unit No. 1015, as more particularly described in that certain Master Deed for Capital Towers of record in Book 8607, page 417, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more completes and accurate description.

Being the same property conveyed to Union Planters PMAC, Inc., by Deed of Record as Instrument #20011212013715 9, 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 ~~31st~~ 30th day of October, 2002.

UNION PLANTERS MORTGAGE, INC.,
f/k/a UNION PLANTERS PMAC, INC.

By: _____

UNION PLANTERS MORTGAGE, INC. CORPORATE SEAL MISSISSIPPI

This is __improved property known as 510 Gay Street #1015, Nashville, TN 37219.

STATE OF MISSISSIPPI

COUNTY OF FORREST

Personally appeared before me, the undersigned authority in and for the said County and State, on this 30th day of October, 2002, within my jurisdiction, the within named Morgan McCarty who acknowledges that he/~~she~~ is CEO, of Union Planters Mortgage, Inc., formerly known as Union Planters PMAC, Inc. a Mississippi Corporation, and that for and on behalf of Union Planters Mortgage, Inc., and as its act and deed in its said representative capacity he/~~she~~ executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

_____
Notary Public, State of Mississippi
Notary's Commission expires:

MY COMMISSION EXPIRES DEC. 9, 2003

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

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BARBARA A. LEE, LAMAR COUNTY, MS NOTARY PUBLIC

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING UNIT NO. 1015, AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN MASTER DEED FOR CAPITOL TOWERS, OF RECORD IN BOOK 8607, PAGE 417, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MRE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT O. SAMMS AND WIFE, PAMELA SAMMS, BY DEED FROM RALPH J. MCCRACKER AND WIFE, ANN MCCRACKEN OF RECORD IN BOOK 10988 PAGE 937, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT A