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This Instrument Prepared By:

Marshall L. Hix, Esquire
HIX & GRAY, PLC
1620 AmSouth Center
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 01/15/03 15:09 3pgs
Fees:18.00 Taxes:314.50
20030115-0006649

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Lufay Anderson Sweet, II **Post Office Box 23494** **Nashville, TN 37202**	**Same**	**Tax Map 093-06-4** **Parcel 019**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SUNTRUST BANK (formerly THIRD NATIONAL BANK OF NASHVILLE), a Georgia corporation, TRUSTEE UNDER THE CHARIABLE TRUST OF PAUL HOLBROOK** (herein referred to as "Grantor"), has this day bargained and sold and, by these presents, do hereby transfer and convey unto **LUFAY ANDERSON SWEET, II** (herein referred to as "Grantee"), his successors and assigns, forever, a tract or parcel of land located in Davidson County, Tennessee, to-wit:

> ONE Store house and lot at 321 South side of Broad Street, Nashville, Tennessee, previously occupied by Holbrook, Hallan and Jones, a certain lot or parcel of ground in the State of Tennessee, Davidson County and the City of Nashville, being part of Lot No. 21 in the Plan of Davidson Academy lots, fronting 20 feet, 9 inches on the South side of Broad Street, and running back between parallel lines 115 feet and located between Cherry & College Streets about 111-1/2 East of Cherry Street, being the same conveyed to William White by Jordan Stokes and wife, Mary W. Stokes, which deed is recorded in Register's Office of Davidson County in Book 137, Page 275, January 7th, 1890.
>
> Being the same property conveyed to Third National Bank of Nashville by Quitclaim Deed from Billie Jean Tune, Administratrix DBN of the Estate of Paul Holbrook, Deceased, of record in Book 6621, page 264, Register's Office for Davidson County, Tennessee.

This is improved property known and designated as 321 Broadway, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his successors and assigns, in fee simple, forever.

Grantor covenants with the Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that the

property is free from any lien or encumbrance whatsoever, except for any applicable subdivision plan, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2003 real estate taxes.

Grantor further covenants with the Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the Grantee, his successors and assigns, against the lawful claims and demands of all persons whomsoever.

All warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor, but no further or otherwise.

WITNESS this the 14th day of January, 2003.

GRANTOR:

SUNTRUST BANK, TRUSTEE UNDER THE CHARITABLE TRUST OF PAUL HOLBROOK

By: Nancy G. Carr
Nancy G. Carr
Title: Vice President and Trust Real Estate Officer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Nancy G. Carr, whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who, upon oath, acknowledged that she is the Vice President and Trust Real Estate Officer of SunTrust Bank, a Georgia corporation, Trustee Under the Charitable Trust of Paul Holbrook, and that she, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of SunTrust Bank, Trustee Under the Charitable Trust of Paul Holbrook, by herself as Vice President and Trust Real Estate Officer.

WITNESS my hand and seal at office this 14th day of January, 2003.

Marshall L. Hix
NOTARY PUBLIC

My Commission Expires:
September 25, 2004

MARSHALL L. HIX NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $85,000.00.

AFFIANT

Subscribed and sworn to before me, this 14th day of January, 2003.

NOTARY PUBLIC

My Commission Expires:
September 25, 2004

