5813

This Instrument Prepared By:

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

Davidson County DEEDWARR
Recvd: 02/12/03 15:51 4pgs
Fees:23.00 Taxes:721.50
20030212-0019661

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Stephen J. Kozy **2625 Habersham Avenue** **Nashville, TN 37214**	**Same**	**Tax Map 164** **Parcel 121**

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 AND W. LIPSCOMB DAVIS, JR., CO-TRUSTEES UNDER THE WILL OF VIRGINIA HALEY DENIS** (herein referred to as "Grantors"), have this day bargained and sold and, by these presents, do hereby transfer and convey unto **STEPHEN J. KOZY** (herein referred to as "Grantee"), his successors and assigns, forever, a tract or parcel of land located in Davidson County, Tennessee, to-wit:

A small tract of land about 11½ miles Southeast of the City of Nashville, on the Murfreesboro Road, in the 2nd, formerly the 3rd Civil District of Davidson County, Tennessee, being Lot No. 1 on an unrecorded map, showing subdivision of W. J. Myers' Farm made September 1, 1919, by Erle Drake, County Surveyor for said County, and according to said map, said Lot No. 1 is described as follows:

Beginning in the center of the Murfreesboro Road at the Southeast corner of said Lot No. 1, also being the Southeast corner of a Tract of 111.36 acres, conveyed by W. J. Myers and wife, to Miller Yett by deed in Book 512, page 143, R.O.D.C., Tenn., and running thence with the center of the Murfreesboro Road, North 45¼ degrees West 25.69 poles to a point, the intersection of the center of a County Road; thence with the center of said Road, as follows: North 47¼ degrees East 7.21 poles; North 60 degrees East 7.48 poles; North 78½ degrees East 9.39 poles to the Northeast corner of said Lot No. 1; thence leaving said Road and running with the East line of said Lot No. 1, South 6 degrees West 28.52 poles to the beginning, and containing 2 acres.

Being the same property conveyed to J. W. Denis and wife, Virginia H. Denis by deed from Allen Dobson and wife, Martha Dobson of record in Book 888, page 1, Register's Office for Davidson County, Tennessee.

Included in the above description but expressly excluded from this conveyance is the following property:

A strip of land described as follows:

Beginning at a point in the north right-of-way line of Murfreesboro Road and the east right-of-way line of Pin Hook Road; thence, north 57 degrees east 21' more or less to a point in the north right-of-way line of the new proposed Murfreesboro Road. Thence, south 43 degrees 44' east with said new north right-of-way line, the same being 50 feet north of and parallel to the centerline of Murfreesboro Road, 340 feet more or less to a point in Denis' east property line; thence, south 60 degrees west with Denis' east property line 22 feet more or less to a point in the north right-of-way line of the present Murfreesboro Road. Thence north 43 degrees 44' west along the said present right-of-way line 370 feet more or less, to the point of beginning and containing .16 acres more or less.

Being the same property vested in Davidson County, Tennessee by Order Confirming Report of Jury of View, entered in Minute Book 111, page 199, in the Circuit Court of Davidson County, Tennessee, in the civil action styled, Davidson County, by etc. v. J. W. Denis et ux, Civil Action No. 56429, and recorded August 18, 1959, in Book 2930, page 564, Register's Office for Davidson County, Tennessee.

This is improved property known and designated as Murfreesboro Pike, 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.

Grantors covenant with the Grantee that they are lawfully seized and possessed of said property, that they have 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.

Grantors further covenant with the Grantee and binds themselves, their heirs, 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 Grantors herein contained are expressly limited to those persons or parties claiming by, through or under Grantors, but no further or otherwise.

WITNESS this the 7th day of February, 2003.

GRANTORS:

SUNTRUST BANK, CO-TRUSTEE UNDER THE WILL OF VIRGINIA HALEY DENIS

By: _____
William L. Fuson
Title: Group Vice President

_____
W. Lipscomb Davis, Jr.
Co-Trustee Under the Will of Virginia Haley Denis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $195,000.00.

_____
AFFIANT

Subscribed and sworn to before me, this 7th day of February, 2003.

_____
NOTARY PUBLIC

My Commission Expires:

September 23, 2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, William L. Fuson, whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who, upon oath, acknowledged that he is the Group Vice President of SunTrust Bank, Co-Trustee Under the Will of Virginia Haley Denis, and that he, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of SunTrust Bank, Trustee Under the Will of Virginia Haley Denis, by himself as Group Vice President.

WITNESS my hand and seal at office this 7th day of February, 2003.

_____
NOTARY PUBLIC

My Commission Expires:

September 23, 2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, W. Lipscomb Davis, Jr., whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who, upon oath, acknowledged that he is the Co-Trustee Under the Will of Virginia Haley Denis, and that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of February, 2003.

Rhea Ann Robinson
NOTARY PUBLIC

RHEA ANN ROBINSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

March 26, 2005