THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP/PAR: 119-9/61

Davidson County DEEDWARR
Recvd: 03/11/03 09:59 2pgs
Fees:13.00 Taxes:925.00
20030311-0031675

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00.**

Sabrina Y. Shoulders
Affiant

Subscribed and sworn to before me this the 28th day of February, 2003.

Toni L. Buggs
Notary Public

My Commission Expires: 5-29-05

TONI L. BUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:

Sabrina Y. Shoulders
(Name)

STREET ADDRESS:

5300 Bellcrest Drive

Antioch, TN 37013

SEND TAX BILLS TO:

SAME
(Name)

STREET ADDRESS:

SAME

S P E C I A L W A R R A N T Y D E E D

For and in consideration of the sum of **TWO HUNDRED FIFTY THOUSAND and 00/100 ($250,000.00) Dollars**, cash in hand paid by the hereinafter named Grantee **SABRINA Y. SHOULDERS, married** (the "Grantee") and other good and valuable considerations, the receipt of which is hereby acknowledged, **CAPITAL BANK & TRUST COMPANY, a Tennessee banking corporation**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents do transfer and convey unto Grantee, her heirs, and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, the following real property:

Land in Davidson County, Tennessee, being Lot No. 4 on Revised and Corrected Plan of Thompson and Rings Subdivision of Edenwold Park, as of record in Book 332, page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts on the westerly side of Nolensville Pike and runs back between parallel lines of 150 feet to an alley.

Being the same property conveyed to Capital Bank & Trust Company, of record in Instrument No. 20021213-0154099 Register's Office for Davidson County, Tennessee.

This is improved property known as: 2719 Nolensville Road
Nashville, TN 37211

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; and all other matters of any kind or nature appearing of record; provided, however, Grantor warrants to Grantee, her heirs, and/or assigns, that there exist no mortgages, deed of trust liens or mechanics liens against the real property herein conveyed, as of the time of execution hereof. Real property taxes for the current year have been prorated and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and/or assigns to warrant and forever defend the title to the said land to the said Grantee, her heirs, and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto on this 28th day of February, 2003.

Grantor:

Capital Bank & Trust Company

By: Rob Milam
Rob Milam

Title: Loan Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared **Rob Milam**, 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 Loan Officer (title) of Capital Bank & Trust Company, a Tennessee banking corporation, and that as such Loan Officer (title), executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself this 28th day of February, 2003.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 2003.

TONI L. BUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Toni L. Buggs
Notary Public

My Commission Expires: 5-29-05