This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679

ADDRESS NEW OWNER:
Samuel R. Skelley
3532 Seneca Forest Drive
Nashville TN 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
American Mortgage Network, Inc.
11625 Rainwater Drive, Bldg. 500
Alpharetta, GA 30004

MAP AND PARCEL:
MAP 136
GROUP 10B
PARCEL 45.00CO
2DX07426

Davidson County DEEDWARR
Recvd: 03/20/03 14:54 3pgs
Fees:18.00 Taxes:233.10

20030320-0037116

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by Samuel R. Skelley, the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, AmSouth Bank, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Samuel R. Skelley, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A"

This is the same description as in previous deed of record.

This is improved property known as 3532 Seneca Forest Drive, Nashville TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Samuel R. Skelley, his heirs and assigns, forever; and AmSouth Bank, does covenant with the said Samuel R. Skelley, Grantee that it is seized and possessed of said land, have a good right to convey it; and it does further covenant and bind itself, its successors, assigns and representatives, that (1) The Grantor has done nothing to impair such title as Grantor received, except as hereinabove set forth, and; (2) The Grantor will only warrant and defend the title against the lawful claims of all persons claiming by or through the Grantor, but not otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has signed this Special Warranty Deed, or if a corporation or partnership, has caused this instrument to be signed in its corporate or partnership name by (A) Officer(s), duly authorized by its Board of Directors, or (B) General Partner(s).

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has signed this Special Warranty Deed, or if a corporation or partnership, has caused this instrument to be signed in its corporate or partnership name by (A) Officer(s), duly authorized by its Board of Directors, or (B) General Partner(s).

Witness my hand this the 14th day of March, 2003

AmSouth Bank

Trudy Mayoros Vice President

STATE OF ALABAMA)
COUNTY OF Jefferson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named * the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Special Warranty Deed for the purposes therein contained, and who further acknowledged that she is the Vice President of the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Birm, Alabama, this the 14th day of March, 2003

*Trudy Mayoros as Vice President of AmSouth Bank

NOTARY PUBLIC
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept 5, 2005
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 63,000.00

AFFIANT

Subscribed and sworn to before me
this 17th day of March, 2003

NOTARY PUBLIC
My Commission Expires: 11-26-2005

NOTARY PUBLIC AT LARGE

EXHIBIT "A"

BEING Lot No. 40, Unit 40-A, A Revision of Lots 21-32, 39 and 40 on condominium site plan Lots 21-40, Section Five, Priest Lake Forest, of record in Book 6250, Page 49, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to AmSouth Bank by deed from Joseph T. Phillips, as Substitute Trustee, of record in Instr: 20020814-0098376, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to any and all easements, if any.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Priest Lake Forest, as of record in Book 6250, Page 49, and Master Deed of record in Book 5931, Page 645; amended in Book 6145, Page 435, and Book 6199, Page 270, By-Laws of record in Book 5931, Page 677; amended in Book 6145, Page 433; Declaration of Covenants, Conditions, and Restrictions of record in Book 6145, Page 434; and Deed conveying common area of record in Book 9735, Page 744, said Register's Office.