FILE BOX 45

THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $46,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 2003.

Notary Public
My Commission Expires: 1-27-07

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

FROM:	TO:
AMSOUTH BANK	GEORGE THOMAS, III

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
George Thomas, III 14444 Lebanon Road Old Hickory, TN 37138	NEW OWNER	Map # 75-11 Parcel # 155

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, 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 GEORGE THOMAS, III, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 77-A on the Plan of Zone Lot Division of lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77, and 79, Rachel Square, Section Two, as of record in Book 6250, Page 541, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AmSouth Bank by Trustee's Quitclaim Deed from James C. Coty, as Substitute Trustee, of record in Instrument 20010920-0102133, Register's Office for Davidson County, Tennessee.

The street address of the Real Property is 906 Rachels ~~Square~~ Place, Hermitage, TN 37076, ____ Unimproved/ X Improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 21st day of March, 2003.

GRANTOR - AMSOUTH BANK

By: P. Robert Jackson
Title: Senior Vice President

Davidson County DEEDWARR
Recvd: 04/04/03 08:21 2pgs
Fees:13.00 Taxes:170.20
20030404-0044413

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared P. Robert Jackson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Senior Vice President respectively of the AmSouth Bank the within named bargainor, and corporation, and that he as such Senior Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said P. Robert Jackson as such Senior Vice President.

Witness my hand and official seal at Birmingham, Alabama this 21st day of March, 2003.

My Commission Expires: MY COMMISSION EXPIRES : JANUARY 17, 2004

Hattie Evans
NOTARY PUBLIC

