PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref(ST) Title No: 44413
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/14/03 16:24 2pgs
Fees:13.00 Taxes:1415.25
20030414-0049628

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Bethel E. Thomas Jr. Rubye Lynn Thomas 138 Postwood Place Nashville, TN 37205	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 103-15-A-038

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$382,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carmen P. Cunningham, individually and SunTrust Bank, as Trustee under the Revocable Trust Agreement of I. Walton Cunningham, Jr. and SunTrust Bank, as Executor,** a corporation, **under the Will of I. Walton Cunningham, Jr.**, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Bethel E. Thomas Jr. and spouse, Rubye Lynn Thomas** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 38 on the Revised Plan of Postwood of record in Book 5200, Page 104 Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Walton Cunningham and Carmen P. Cunningham as tenants in common by deed from THW Corporation of record in Book 5729, Page 329, said Register's Office. The said Walton Cunningham has since died. The Last Will and Testament of I. Walton Cunningham of record in Will Book 5132-1501089 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed SunTrust Bank as Executor, with full power, and as Trustee under the Revocable Trust Agreement of I. Walton Cunningham, Jr. dated June 4, 1998, as amended. The said Walton Cunningham and I. Walton Cunningham, Jr. were one and the same person.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200 Page 104, said Register's Office, to which plan reference is hereby made for a more complete description thereof; Covenants, Conditions and Restrictions of record in Book 5116, Page 225, Book 5635, Page 706, Book 5794, Page 68, Book 5910, Page 322, Book 8240, Page 746, said Register's Office; Any debts and inheritance taxes both federal and estate, that may be due by reason of the death of I. Walton Cunningham, Jr.

This is improved property, known as: 138 Postwood Place, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of April, 2003.

SunTrust Bank, as Trustee under the Revocable Trust Agreement of I. Walton Cunningham, Jr., and SunTrust Bank, as Executor under the Will of I. Walton Cunningham, Jr.

Carmen P Cunningham

By: _____

Title: Vice President + Trust Officer

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared David Dillon with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Vice President + TO (or other officer authorized to execute this instrument) of **SunTrust Bank**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee this the 7th day of April, 2003.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

My Commission Expires MAY 30, 2004

On this 7th day of April, 2003, before me personally appeared, Carmen P. Cunningham, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal, at office in Nashville, Tennessee this 7th day of April, 2003

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

State of TENNESSEE

County of DAVIDSON

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $382,500.00

_____
Affiant

Sworn and subscribed before me this the 7th day of April, 2003.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: _____

My Commission Expires MAY 30, 2004