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 $107,000.00

X Kevin R. Forni
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 2003. April, 2003.
24th

Notary Public
My Commission Expires: 01/27/07

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/29/03 09:30 2pgs
Fees:13.00 Taxes:395.90
20030429-0056925

FROM:	TO:
AMSOUTH BANK	KEVIN R. FORNI

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
KEVIN R. FORNI 1132 Ardee Ave. Nashville, TN 37216	Capital Bank & Trust Co. 1820 West End Avenue Nashville, TN 37203	Map # 61-15 Parcel # 111

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 KEVIN R. FORNI, unmarried, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Being Lot No. 12 of Block "B" on the Map of the Resubdivision of Sunnymeade as of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 60 feet on the southerly line of Ardee Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to AmSouth Bank by Trustee's Quitclaim Deed from R. Grant Dobson, as Substitute Trustee, of record in Instrument 20020612-0071785, Register's Office for Davidson County, Tennessee.

The street address of the Real Property is 1132 Ardee Avenue, Nashville, TN 37216, ___ 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 28th day of March, 2003.

GRANTOR - AMSOUTH BANK

By: Mark Reiber
Title: Vice President

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 Mark Reiber 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 Vice President respectively of the AmSouth Bank the within named bargainor, and corporation, and that he as such 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 Mark Reiber as such Vice President.

Witness my hand and official seal at Birmingham, Alabama this 28th day of March, 2003.

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

Hattie Evans
NOTARY PUBLIC

