Davidson County DEEDWARR
Recvd: 05/09/03 15:36 2pgs
Fees:13.00 Taxes:2775.00

20030509-0062940

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

MAP/PAR: 134-12/7 & 134-12/9

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

The actual consideration or value, whichever is greater, for this transfer is **$750,000.00**.

Edwin B. Lumpkin
Affiant

Subscribed and sworn to before me this the 1st day of May, 2003.

Notary Public

My Commission Expires: 6-17-03

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Edwin B. Lumpkin	SAME
(Name)	(Name)
MAILING ADDRESS:	MAILING ADDRESS:
3020 Mountain Brook Parkway	SAME
Mountain Brook, Alabama 35223	SAME

SPECIAL WARRANTY DEED

For and in consideration of the sum of **Seven Hundred Fifty Thousand and 00/100 ($750,000.00) Dollars**, cash in hand paid by the hereinafter named Grantee (the "Grantee") and other good and valuable considerations, the receipt of which is hereby acknowledged, **SouthTrust Bank, an Alabama banking corporation**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents do transfer and convey unto **Edwin B. Lumpkin,** hereinafter referred to as ("Grantee") his 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 Nos. 1 and 2, on the Plan of Reeds Subdivision, as shown on plat of record in Plat Book 7900, page 680, in the Register's Office of Davidson County, Tennessee, to which plate reference is hereby made for a more particular description.

BEING the same property conveyed to SouthTrust Bank, by Deed of Record at Instrument No. 20020723-088497, Register's Office of Davidson County, Tennessee.

This is improved property known as: 120 Bush Road
Nashville, TN 37217

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, his 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, his 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, successors and/or assigns to warrant and forever defend the title to the said land to the said Grantee, his heirs, and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused their name to be affixed hereto on this 1st day of May, 2003.

Grantor:

SouthTrust Bank
an Alabama banking corporation

By: _____
Alan Drennen

Title: Group Vice President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Alan Drennen, 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 Group Vice President of **SouthTrust Bank**, and that as such Group Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself this 1st day of May, 2003.

Witness my hand and official seal at Birmingham, Alabama, this 1st day of May, 2003

_____
Notary Public

My Commission Expires: 6-17-03

TERRI CROWE NOTARY PUBLIC ALABAMA-STATE AT LARGE