Prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY
Suite 112 - Glancy Square
110 Glancy Street
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 05/16/03 15:58 3pgs
Fees:18.00 Taxes:277.50
20030516-0067436

New Owner	**Send Tax Bills To**	**Map/Parcel No.**
Larry Steve Hixson 231 Cedarwood Lane Madison, TN 37115	AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	Map 43-2-A Parcel 231

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 28th day of April, 2003, by **SunTrust Bank, Executor of the Estate of Frances A. Moore,** (hereinafter the **"Grantor"**), and **Larry Steve Hixson, unmarried**, (hereinafter the **"Grantee"**).

WITNESSETH:

That the said **Grantor**, for and in consideration of the sum of Ten and NO/100 Dollars ($10.00), in hand paid by the **Grantee**, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Grantee** forever, all the right, title, interest, claim and demand which **Grantor** has in and to the following described lot, piece or parcel of land, situate, lying and being the County of Davidson, State of Tennessee, and more particularly described in **"EXHIBIT A"** which is attached hereto and made a part hereof as fully as if copied herein verbatim.

This is improved property, known as 231 Cedarwood Lane, Madison, TN 37115.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and improvements thereunto belonging or in anywise appertaining, in all the estate, right, title, interest, lien, equity and claim whatsoever of **Grantor**, to the only proper use, benefit and behalf of **Grantee** forever; and **Grantor** does hereby bind itself, its successors and assigns, to warrant and defend all and singular, the Property unto **Grantee**, and **Grantee's** successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under **Grantor**, but not further or otherwise.

IN WITNESS WHEREOF, the **Grantor** has signed and sealed these presents the day and year first above written.

SunTrust Bank, Executor of the Estate of Frances A. Moore

BY: Nancy Carr
Nancy Carr

Title: Vice President and Trust Real Estate Officer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Nancy Carr**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Vice President and Trust Real Estate Officer** of **SunTrust Bank, a Georgia corporation, Executor of the Estate of Frances A. Moore**, the within bargainor, and that she as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by the said **Nancy Carr** as such **Vice President and Trust Real Estate Officer**.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this the 28th day of April, 2003.

Notary Public

My Commission Expires:

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, is **$75,000.00**.

Affiant

SWORN to and subscribed before me,
this 28th day of April, 2003.

Notary Public

My Commission Expires:

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

EXHIBIT "A" – LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 231 on the Plan of a Resubdivision of a portion of Phase II, Cedarwood Courtyard Homes, Buildings N-Z, inclusive, of record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof. Together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes.

Being the same property conveyed to Frances A. Moore by deed from J. M. Foster and wife, Polly T. Foster of record in Book 6491, Page 742, Register's Office for Davidson County, Tennessee.

The said Frances A. Moore having since died testate in Davidson County, Tennessee, and pursuant to the Last Will and Testament of Frances A. Moore, of record in Will Book 3462, Page 637666, in the Probate Court of Davidson County, Tennessee, SunTrust Bank is Executor with full power to hold, manage, invest, sell, reinvest and dispose of all assets, including real property.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2003 and all subsequent years.

THIS CONVEYANCE IS SUBJECT TO restrictions of record in Book 5495, Page 661; Book 6053, Page 422; Book 6119, Page 402; Book 6216, Page 434; Book 9010, Page 503 and Book 9010, Page 505, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO the plat of record in Book 5200, Page 590, Register's Office for Davidson County, Tennessee, which shows an Owner's Certificate, certain notes, easements, and setback lines.

THIS CONVEYANCE IS SUBJECT TO all other restrictions created prior to Grantor's acquisition of title.