Box 486

THIS INSTRUMENT PREPARED BY:
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Nashville, TN 37201-1638

Davidson County DEEDWARR
Recvd: 05/20/03 09:04 2pgs
Fees:13.00 Taxes:3237.50
20030520-0068409

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
MATTHEW A. BRIGHT P.O. Box 50709 Nashville, TN 37205	SAME	MAP: 130-6 PARCEL: 58

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $875,000.00.

MATTHEW A. BRIGHT

SUBSCRIBED AND SWORN to before me this 19th day of May, 2003.

Notary Public

My Commission Expires: 7/30/05

FOR AND IN CONSIDERATION of the sum of Eight Hundred Seventy-Five Thousand Dollars ($875,000.00), cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SUNTRUST BANK, A GEORGIA CORPORATION, TRUSTEE OF THE JANE SMITH HOWARD MARITAL TRUST B, hereinafter "GRANTOR", has this day bargained and sold and does hereby transfer and convey unto MATTHEW A. BRIGHT, a married person, his heirs and assigns, hereinafter "GRANTEE," certain real estate in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly one-half of Lot 24 on the Plat of a subdivision of Block "C" in Belle Meade Plan No. 2, as of record in Book 421, page 58, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to SunTrust Bank, Trustee of the Jane Smith Howard Marital Trust B, by quitclaim deed of record in Instrument #20020307-0028677, Register's Office, Davidson County, Tennessee.

This is improved property known as 4416 Warner Place, Nashville, Tennessee.

Said property is conveyed subject to:

1. 2003 and subsequent years real property taxes are a lien, but not yet due and payable; and

2. All matters shown on Plan of record in Plat Book 421, page 58, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with all appurtenances, and hereditaments thereto belonging or in any wise appertaining to the said GRANTEE, his heirs and assigns, forever. GRANTOR covenants that the property is free from all encumbrances made or suffered by GRANTOR and that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

GRANTOR further covenants and binds itself, its successors and assigns, to warrant specially and forever defend the title to said real estate to said GRANTEE, his heirs and assigns, against the lawful claims of all persons, claiming by, through and under GRANTOR, but not further or otherwise.

IN WITNESS WHEREOF, the GRANTOR has caused this Special Warranty Deed to be executed this 19th day of May, 2003.

SUNTRUST BANK, TRUSTEE OF THE JANE SMITH HOWARD MARITAL TRUST B

By: Nancy Carr
NANCY CARR, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kay S. Hauck of the State and County aforesaid, 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 to be a Vice President of SUNTRUST BANK, a Georgia corporation, the within named bargainor, and that she as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by her as Vice President.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of May, 2003.

Kay S. Hauck
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires:
7/30/05