48-B

Davidson County DEEDWARR
Recvd: 06/19/03 15:17 2pgs
Fees:13.00 Taxes:932.40

20030619-0085102

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

FILE NO: 2003081

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Thomas C. Alsup	(NAME) Same	Map 132-3, Parcel 43
(STREET ADDRESS) PO Box 41652	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville Tennessee 37204	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **SUNTRUST BANK, a Georgia corporation, Successor Trustee under the will of Fannie Louise King, deceased,** has this day bargained and sold, and does hereby transfer and convey unto the said, **Thomas C. Alsup, a married man,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Map of Brookhaven Estates, as of record in Book 1835, pages 49, 50 and 51, Register's Office, Davidson County, Tennessee.

Said Lot No. 12 fronts 218 feet on the southeasterly side of Overbrook Drive and runs back between lines 321 feet on the easterly line and 253.6 feet on the southwesterly line to a dead line in the rear on which it measures 103 feet.

Being the same property conveyed to Claude M. King and wife, Fannie Louise M. King, by deed of record in Book 2280, page 307, Register's Office, Davidson County, Tennessee. The said Claude M. King and Fannie Louise M. King having since died, he having predeceased her, and she having died testate devising the herein described property to The First National Bank of Florence, Florence, Alabama, as Trustee under the will of record in Will Book 228, page 624, Probate Court of Davidson County, Tennessee. SunTrust Bank, a Georgia corporation, is the successor by merger and acquisition of The First National Bank of Florence, Florence, Alabama, and SunTrust Bank, a Georgia corporation, is successor trustee of the trust established under said will, with full power to sell, transfer, or convey all or any part of said trust estate.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $252,000.00.

Subscribed and sworn to before me this the 19th day of June, 2003.

Affiant

My commission expires: 7/30/05

Kay B. Housch, Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY

This is improved property known as 4012 Overbrook Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantee but no further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 19th day of June, 2003.

SUNTRUST BANK, a Georgia corporation, Successor Trustee under the will of Fannie Louise King, deceased

By:
Its: VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, David P. Rogers with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Kay B. Housch, Notary Public
My Commission Expires: 7/30/05.

ENCUMBRANCES:

1. 2003 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of record in Plat Book 1835, pages 49, 50 & 51, Register's Office, Davidson County, Tennessee.
3. Subject to Restrictive Covenants of record in Book 1786, page 501, and in Book 1969, page 609, Register's Office, Davidson County, Tennessee, but omitting any restriction based on race, color, religion, sex or national origin contained therein.