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 $65,000.00

Connie Hooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June, 2003.

Marie Bradford
Notary Public
My Commission Expires: 11-26-05

Davidson County DEEDWARR
Recvd: 06/25/03 14:49 2pgs
Fees:13.00 Taxes:240.50
20030625-0087388

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FROM:	TO:
AMSOUTH BANK	ALLISON DAWKINS AND BETTY DAWKINS

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
ALLISON M. DAWKINS	NEW OWNER	Map # 59-11
815 Old Dickerson Pike		Parcel # 189
Goodlettsville, TN 37072		

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 Allison M. Dawkins and Betty Dawkins, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Being Lot No. 513, on the Plan of Haynes Manor, Section 4, of record in Plat Book 4175, Page 90, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to AmSouth Bank by Trustee's Deed from Joseph T. Phillips, as Substitute Trustee, of record in Instrument 20030226-0025408, Register's Office for Davidson County, Tennessee.

The street address of the Real Property is 636 Baldwin Court, Nashville, TN 37207
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 16 day of June, 2003.

GRANTOR - AMSOUTH BANK

Trudy Mayoros
By: Trudy Mayoros
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 Trudy Mayoros with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Vice President respectively of the AmSouth Bank the within named bargainor, and corporation, and that she 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 Trudy Mayoros as such Vice President.

Witness my hand and official seal at Jefferson County, Alabama this 4th day of June, 2003.

My Commission Expires: _____

Kim Verlyn D. Woodall
NOTARY PUBLIC

MY COMMISSION EXPIRES APRIL 24, 2006

KIMBERLY L. WOODALL NOTARY PUBLIC ALABAMA STATE AT LARGE