PICK-UP

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
T514-070
2567303

Davidson County DEEDWARR
Recvd: 08/19/03 14:04 3pgs
Fees:18.00 Taxes:377.40
20030819-0120117

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 14th day of August, 2003, by SunTrust Bank.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Donald Dawson and Joyce Dawson, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 18 on the Plan of Emerald Cove, of record in Book 6900, Page(s) 629, 630, and 631, amended in Book 9112, Page 29, Register's Office for said County, Tennessee, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to SunTrust Bank, by Trustee's Deed from Robert M. Wilson, Jr. as Substitute Trustee, recorded on May 15, 2003, as instrument number 20030515-0066432, in the records of Davidson County, Tennessee.

Commonly known as: 103 Mavella Court, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever.

Grantor covenants that it is seised and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

SunTrust Mortgage, Inc

BY: Rebecca W. Shaia

ITS: Rebecca W. Shaia

Acknowledgment

State of Virginia)
)ss.
County of Richmond)
City

On this day, before me, a Notary Public, personally appeared Rebecca W. Shaia**, to me personally well-known, who acknowledged that he/she is the** Vice President**, of SunTrust Bank, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

Witness my hand and seal this 14th **day of August, 2003.**

Stacie Page
Notary Public

My commission expires:

9/30/06
(Seal)

STACIE PAGE NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $ 102,000.00 , which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Brenda Shelby
Affiant

Subscribed and sworn to before me this 19th **day of** August **, 2003.**

Amanda Still
Notary Public

AMANDA STILL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

My commission expires: 4/20/04

(Seal)

Property owner and party responsible for payment of taxes:
Donald Dawson
103 Mavella Court
Goodlettsville, TN 37072

Parcel #018-12-O-A-018.00

Return to:
New Owner