Realty 48A

06

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005

STATE OF Tennesse
County OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Affiant

Subscribed and swom to before me, this 29th day of August, 2003.

Notary Public
My commission expires: 9/4/05

Address of New Owner:	Send Tax Bills to:	Tax Information
North Fork Properties, Inc. 434 Stewarts Ferry Pike, Unit B-7 Nashville, TN 37214	~~Same As New Owner~~ Steve McClanahan 6311 East Valley Rd. Nashville, TN 37205	96-11-A/ 15.00CO

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SUN TRUST BANK REAL ESTATE HOLDINGS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NORTH FORK PROPERTIES, INC., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

SEE EXHIBIT 'A'

This property is improved property known as 434 Stewarts Ferry Pike, Unit B-7, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising, by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will [redacted] defend Grantees against claims of all persons claiming by, through, or under Grantors, but no further or otherwise.

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

WITNESS my hand this 29th day of August, 2003.

By: _____
SUN TRUST BANK REAL ESTATE HOLDINGS
Title: Vice President Rebecca W. Shala

CORPORATE SEAL GEORGIA

Davidson County DEEDWARR
Recvd: 09/11/03 13:06 2pgs
Fees:13.00 Taxes:222.00
20030911-0133414

STATE OF Virginia
~~COUNTY~~ OF Richmond
city

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Rebecca W Shaia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Vice President of SUN TRUST BANK REAL ESTATE HOLDINGS, and that (s)he is authorized by SUN TRUST BANK REAL ESTATE HOLDINGS to execute this instrument on its behalf by his/herself as such Vice President.

Witness my hand in Richmond, Virginia, this 29th day of August, 2003.

NOTARY PUBLIC

My commission expires: 9-30-06

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Unit No. B-7, Hickory Place Condominiums, of record in Master Deed of record in Book 6472, Page 435, Register's Ofice for said County, and referred to as Exhibit "A" found at Page 454 of said Book, and re-recorded in Book 6476, Page 663, and referred to as Exhibit "A" found at Page 682 of said Book, Unit B-7 being part of the Unit Plan for Phase I, Section I, Hickory Place Condominiums of record in Plat Book 6250, Page 228, said Register's Office, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Sun Trust Bank Real Estate Holdings by deed dated 6/18/03 of record in Instrument No. 20020815-0118301, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in said Register's Office.