SPECIAL WARRANTY DEED

015080A
01400

THIS INDENTURE, made and entered into this 7th day of August, 2003, by and between **ROBERT WILLIAM WIDENHOFER, a resident of the state of Louisiana,** party of the first Part, and **SUNTRUST BANK,** party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 of the Plan of 3rd Revision Middleton as of record in Plat Book 6900, Page 900, Register's Office, Davidson County, Tennessee.

And being the same property conveyed to the grantors herein by Warranty Deed recorded as Instrument No. 20010402-0031768 said Register's Office. And, further being the same property conveyed to Robert William Widenhofer by Quitclaim Deed from Debbie C. Widenhofer of record as Instrument No. 20020104-0001689, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances hereditaments thereunto belonging or in anywise appertaining unto the said party of the second part, his successors and assigns, in fee simple, forever.

And the said parties of the first part do hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same, that the same is unencumbered except as to an encumbrance evidenced by a deed of trust originally executed to SunTrust Bank dated March 30, 2001, for **ROBERT WILLIAM WIDENHOFER AND WIFE, DEBBIE C. WIDENHOFER** to secure the payment of a note of even date therewith in the principal sum of Seven Hundred Twenty Thousand and No/100---($720,000.00)--- which deed of trust is recorded in Instrument No. 20010402-0031769, in the office of Register of Deeds, Davidson County, Tennessee, and that the title and quiet possession therto they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: One Dollar ($1.00) cash in hand to the first party paid and good and valuable consideration to first party passing, including the extinguishment of a debt owed to the party of the Second Part as evidenced by a certain promissory note in the amount of $720,000.00, dated March 30, 2001, which debt is now considered and agreed to be satisfied, the receipt of all of which is hereby acknowledged.

Davidson County DEEDWARR
Recvd: 10/15/03 14:53 3pgs
Fees:18.00 Taxes:2664.00
20031015-0153035

RW

WITNESS THE signature(s) of the parties of the first part the day and year first above written.

Robert William Widenhofer

Robert William Widenhofer

STATE OF Louisiana

COUNTY OF Jefferson

On this 7th day of August, 2003, before me, a notary public in and for said State and County, duly commissioned and qualified, personally appeared Robert William Widenhofer, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at Office the day and year above written.

My commission expires:
At Death

NOTARY PUBLIC

WITNESS THE signature(s) of the parties of the second part the day and year above written.

SUNTRUST BANK

Jackie W Ballou

SUNTRUST BANK

STATE OF **Virginia**

~~COUNTY~~ City OF **Richmond**

On this 1st day of October, 2003, before me, a notary public in and for said State and County, duly commissioned and qualified, personally appeared the undersigned representatives for SUNTRUST BANK, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

My commission expires:
2-29-04

Vivenia Stancil

NOTARY PUBLIC

PREPARED BY & RETURN TO:
LARRY A. WEISSMAN, ATTORNEY
5118 Park Ave., #600
Memphis, TN 38117

Property Owner: Suntrust Bank
1001 Semmes Ave.
Richmond, VA 23224

Mail Tax Bills To: Suntrust Bank
1001 Semmes Ave.
Richmond, VA 23224

Property Address: 53 Havenhill Court
Nashville, TN 37215

I, or we, hereby swear of 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 is $720,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melanie Ogletree
AFFIANT

Subscribed and sworn to before me this the 1st day of October, 2003.

Wanda J Walker
NOTARY PUBLIC

WANDA J. WALKER
NOTARY PUBLIC AT LARGE
SHELBY CO., TN
MY COMM. EXP. 12-5-06

My commission expires: _____