THIS INSTRUMENT WAS PREPARED BY: **HALLMARK TITLE COMPANY** **1000 NORTHCHASE DRIVE, SUITE 100** **GOODLETTSVILLE, TN 37072**	STATE OF **TENNESSEE** COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 25,000.00** AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF October, 2003. NOTARY PUBLIC MY COMMISSION EXPIRES:

Davidson County DEEDWARR
Recvd: 10/29/03 09:07 2pgs
Fees:13.00 Taxes:92.50

20031029-0159040

STEVEN C. WATERS NOTARY PUBLIC AT LARGE My Commission Expires JULY 24, 2004 TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Chris Capitani	New Owner	147-03-0-B-112.00
(NAME)	(NAME)	
187 Forest Trail Drive		
(STREET ADDRESS)	(STREET ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, **UNION PLANTERS MORTGAGE, INC., A MISSISSIPPI CORPORATION, F/K/A UNION PLANTERS PMAC, INC.**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **CHRIS CAPITANI** hereinafter called the GRANTEE, its successors, heirs and assigns, a certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE:

A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, UNIT NO. A-22 OF SOUTHERN HILLS CONDOMINIUM CREATED UNDER TITLE 56, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6594, PAGE 502, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF SOUTHERN HILLS CONDOMINIUM AS SET FORTH IN EXHIBIT A-2 OF SAID MASTER DEED FOR A MORE COMPLETE DESCRIPTION OF SUCH UNIT.

Being the same property conveyed to Union Planters Mortgage, Inc., a Mississippi Corporation, f/k/a Union Planters PMAC, Inc. by Trustee's Deed from I. Dyke Tatum, Trustee, of record in Instrument No. 20020709-0082500, Register's Office for Davidson County, Tennessee.

Subject to Master Deed of record in Book 6594, Page 502, and Book 7044, Page 209, said Register's Office.

Subject to By-Laws of record in Book 6594, Page 502, said Register's Office.

Subject to Charter for Southern Hills Condo Association of record in Book 6576, Page 69, said Register's Office.

Subject to metro easement of record in Book 6695, Page 22, said Register's Office.

This is **improved** property known as **370 Wallace Road, Unit A-22, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors, heirs and assigns, forever.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

GRANTOR does hereby covenant with the said GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not 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.

WITNESS our hands this **22nd** day of **October, 2003.**

UNION PLANTERS MORTGAGE, INC.

BY: _____

NAME: Gary H. Seyfarth, Jr.

TITLE: Senior Vice President

UNION PLANTERS MORTGAGE, INC. CORPORATE SEAL MISSISSIPPI

STATE OF Mississippi
COUNTY OF Forrest

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gary H. Seyfarth, Jr. with whom I am personally acquainted and who upon his oath acknowledged himself to be the Senior Vice President of the Union Planters Mortgage, Inc. the within named bargainor, and corporation, and that he as such Senior 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 Gary H. Seyfarth, Jr. as such Senior Vice President.

Witness my hand and seal at office in Hattiesburg, Mississippi, this 22nd day of October, 2003.

_____
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES MAY 20, 2007

MICHAEL W. PETERS, JR., FORREST COUNTY, MS NOTARY PUBLIC