This instrument was prepared by
information furnished by the
parties and without title inspection.

THIS INSTRUMENT PREPARED BY:
Bettie J. Winton, Esquire
Grissim & Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

Davidson County DEEDWARR
Recvd: 12/09/03 14:56 4pgs
Fees:22.00 Taxes:0.00
20031209-0176577

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Bobby H. Garrett as Trustee of the Bobby H. Garrett Revocable Trust dated 07/30/92 **1008 General George Patton Road** **Nashville, Tennessee 37221**	**SAME**	**Map 142-9-D**

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SUNTRUST BANK AND BOBBY H. GARRETT, CO-TRUSTEES OF THE SUE C. GARRETT REVOCABLE TRUST DATED JULY 30, 1992** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **BOBBY H. GARRETT AS TRUSTEE OF THE BOBBY H. GARRETT REVOCABLE TRUST DATED 07/30/92** (the "Grantee"), its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See EXHIBIT "A" hereto attached and by reference made a part hereof.

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

And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except as of record, including but not limited to:

1. Current year real property taxes.

2. Terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of River Plantation, Section Six, Phase One, Condominium, a Horizontal Property Regime, recorded in Book 5794, page 526, Register's Office for Davidson County, Tennessee, including the plat recorded in Book 5200, page 359 and 360, Register's Office for said County, and the By-Laws of River Plantation, Section Six, Phase One, Condominium, recorded in Book 5794, page 539, et seq., Register's Office for said County.

3. Any lien or other obligation to pay assessments for prorated expenses of administration and of maintenance and repair of the common elements, general and limited, of the building and any other expenses lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with reconstruction of the building is case of fire or other disaster and where the insurance indemnity is insufficient to cover the cost of such reconstruction, as set out in Master Deed of record in Book 5794, page 526, said Register's Office.

4. Limitations and conditions imposed by the "Horizontal Property Act" as set out in Code Sections 64-2701 et seq., of the Tennessee Code Annotated.

And Grantor does further covenant and bind itself, its successors, representatives, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise.

Whenever 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, the undersigned have hereunto subscribed their name on this 25th day of November, 2003.

SUNTRUST BANK AND BOBBY H. GARRETT, AS CO-TRUSTEES UNDER AGREEMENT OF SUE C. GARRETT REVOCABLE TRUST DATED JULY 30, 1992

SunTrust Bank, Co-Trustee

By: Nancy Carr
Print Name: NANCY CARR
Its: Vice-President

Bobby H. Garrett
Bobby H. Garrett, Co-Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $145,000.00. This is equal to or greater than the property would bring as a fair and voluntary sale.

Bobby H. Garrett
Affiant

Subscribed and sworn to before me this 25th day of November, 2003.

BETTIE JANE WINTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

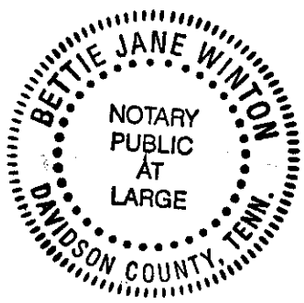
Bettie Jane Winton
NOTARY PUBLIC
My Commission expires: 1/28/06

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BOBBY H. GARRETT,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this 25th day of November, 2003.



Bettie Jane Winton
NOTARY PUBLIC
My Commission expires: 1/28/06

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY C ARK, **the** VICE PRESIDENT **of SUNTRUST BANK, a Georgia corporation**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~he~~/she executed the within instrument for the purposes therein contained, and who further acknowledged that ~~he~~/she is the VICE PRESIDENT of SunTrust Bank, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand and official seal at office on this 25th day of November, 2003.

Bettie Jane Winton
NOTARY PUBLIC
My Commission expires: 1/28/06

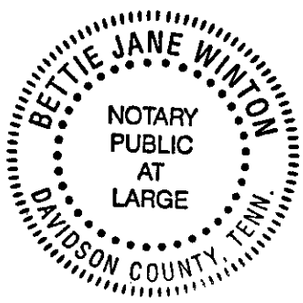


EXHIBIT "A"

Legal Description

Unit No. 1008, together with the Carport designated No. 1008-C, in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, page 526, Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulation imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, page 526, Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Bobby H. Garrett and wife Sue C. Garrett, by deed of record in Book 6349, page 117, Register's Office for said County, and the same property conveyed to Sue C. Garrett by quitclaim deed of record in Book 8689, page 16, Register's Office for said County, and the same property conveyed to Sue C. Garrett and Bobby H. Garrett as Trustees of Sue C. Garrett Revocable Trust dated July 30, 1992 by quitclaim deed of record in Book 8689, page 18, Register's Office for said County (SunTrust Bank being the successor trustee for Sue C. Garrett, Trustee).