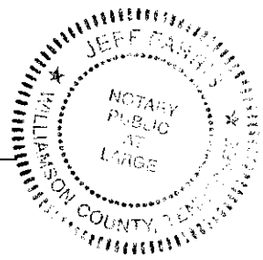
This instrument was prepared by Union Planters Mortgage, Inc., 215 Forrest Street, Hattiesburg, Mississippi 39401. The name and address of the new owner and to whom the tax statement should be sent to David A. Simmons, 623 Shelby Avenue, Nashville, Tennessee 37206.

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $155,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

David A. Simmons
Affiant

Subscribed and sworn to before me this the 16 day of December, 2003.

Notary Public



My Commission Expires:
My Commission Expires Jan. 25, 2006

SPECIAL WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED FIFTY-FIVE THOUSAND ($155,000.00) DOLLARS, cash in hand paid, and other goods and valuable considerations, the receipt of which is hereby acknowledged, UNION PLANTERS BANK, N.A., (Grantor"), this date has bargained and sold, and by these presents does transfer and convey unto, DAVID A. SIMMONS, ("Grantee"), the following described real estate situated in ~~Rutherford~~ Davidson County, Tennessee:

Davidson County DEEDWARR
Recvd: 12/23/03 12:16 2pgs
Fees:13.00 Taxes:573.50
20031223-0182472

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of J.S. Williams Addition of record in Plat Book 21, Page 45, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Union Planters Bank, N.A. by Substitute Trustee's Deed of record in Instrument No. 200309290143357 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining unto the said part of the second part, his heirs, successors and assigns in fee simple forever. The grantor does hereby covenant with the Grantee, except as above noted, that at the time of the delivery of this deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

Grantor makes no representations 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 Grantee has inspected the property and is purchasing the same based on no representations or warranties, expressed or implied, made by Grantor, but on its own judgment.

In Witness Whereof, Union Planters Bank, N.A., has caused this instrument to be executed by its Vice President on this 12th day of December, 2003.

Union Planters Bank, N.A.

By: Gary H. Seyfarth, Jr.
Its: Vice President

STATE OF MISSISSIPPI)
COUNTY OF FORREST)

Personally appeared before me, a Notary Public in and for said County and State, on this 12th day of December, 2003, within my jurisdiction, the within named Gary H. Seyfarth, Jr., with whom I am personally acquainted and who upon oath acknowledged himself to be Vice President, of Union Planters Bank, N.A., and that for and on behalf of said corporation and as its act and deed in its said representative capacity he executed the above and forgoing instrument, after first having been authorized by said corporation so to do.

Notary Public
My Commission Expires: MY COMMISSION EXPIRES MARCH 24, 2007

ROBERT R. DUCKWORTH, FORREST COUNTY, MS ★ NOTARY PUBLIC

Grantor's Address:
Union Planters Bank, N.A.
C/O Union Planters Mtg, Inc.
215 Forrest Street
Hattiesburg, MS 39401

Grantee's Address:
David A. Simmons
623 Shelby Avenue
Nashville, TN 37206

UNION PLANTERS BANK, NATIONAL ASSOCIATION ★ CORPORATE SEAL ★ 1869

Map/Parcel 093-04-0019.00