THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 2003.

Notary Public
My Commission Expires: 3/31/07

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FROM:
AMSOUTH BANK

TO:
DELIA SEIGENTHALER

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Delia Seigenthaler 840 Argyle Avenue Nashville, TN 37203	NEW OWNER	**Map # 105-5** **Parcel # 505**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, AMSOUTH BANK, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto DELIA SEIGENTHALER-JECK, MARRIED, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

BEING Lot No. 9 on the Map of Waverly Place as of record in Book 57, Page 95, the southeast corner of Lot No. 31 on the Map of Fairview Addition as of record in Book 57, Page 94, Register's Office for Davidson County, Tennessee, and a part of Morningvale Avenue lying between said two lots, together described as follows:

Beginning at the northeast corner of Argyle Avenue and an alley opened through said Lot No. 31, thence with the easterly margin of said alley, northerly 201.5 feet to the southerly margin of an alley running parallel with Argyle Avenue, thence with the southerly margin of said alley easterly 50 feet; thence southerly parallel with the first line 201.5 feet to the northerly margin of said Avenue, thence with said margin westerly 50 feet to the beginning.

Being the same property conveyed to AmSouth Bank by Trustee's Quitclaim Deed from Joseph T. Phillips, as Substitute Trustee, of record in Instrument 20031030-0159647, Register's Office for Davidson County, Tennessee.

The street address of the Real Property is 840 Argyle Avenue - Nashville, TN 37203, ____ Unimproved/ X Improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or 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.

Davidson County DEEDWARR
Recvd: 01/08/04 08:49 2pgs
Fees:13.00 Taxes:477.30
20040108-0003007

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 30th day of December, 2003.

GRANTOR - AMSOUTH BANK

By: Trudy Mayoros
Title: Vice President

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Trudy Mayoros with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Vice President respectively of AmSouth Bank, the within named bargainor, and corporation, and that she as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Trudy Mayoros as such Vice President.

Witness my hand and official seal at Birmingham, Alabama this 30th day of December, 2003.

My Commission Expires: _____

NOTARY PUBLIC

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 23, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS