This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

FILE NO: 2003198

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Andrew Ward	(NAME) New Owner	Map 104-9, Group M, Parcel 2
(STREET ADDRESS) 214 Westchase Drive	(STREET ADDRESS)	
(CITY) Nashville (STATE) Tennessee (ZIP) 37205	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **SUNTRUST BANK, Trustee under the Will of Anne Craige Howard, deceased,** has this day bargained and sold, and does hereby transfer and convey unto the said, **Andrew Ward,** Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit Number 214 on the Plan of Westchase Condominiums, a horizontal property regime, as shown on the plan of Westchase Condominiums, of record in Book 5200, page 578, Register's Office, Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants and regulations imposed upon and relating to the property units thereof, owners, co-owners an tenants of Westchase Condominiums contained in the Plat, Master Deed and the Bylaws recorded as above-stated and in Book 6097, page 326; amended in Book 6112, page 677, Book 6341, page 380, and Book 6866, page 362 are incorporated in this instrument by reference.

Being the same property conveyed to Anne Craige Howard by deed of record in Book 6223, page 504, Register's Office, Davidson County, Tennessee. The said Anne Craige Howard having since died, testate, devising the above-described property to Third National Bank, Nashville, Tennessee, Trustee, now SunTrust Bank, Trustee, under the will of Anne Craige Howard, deceased, will filed in Volume 5027/998922, Probate Court of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $165,000.00

Subscribed and sworn to before me this the 12th day of January, 2004

Affiant

My commission expires: 7/30/05

Kay B. Housch, Notary Public

KAY B. HOUSCH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is improved property known as 214 Westchase Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantees but no 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.

Witness our hand this 12th day of January, 2004.

SUNTRUST BANK, Trustee under the Will of Anne Craige Howard, deceased

By: _____
Its: Group Vice President

Davidson County DEEDWARR
Recvd: 01/16/04 09:25 2pgs
Fees:13.00 Taxes:610.50

20040116-0006642

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, William L. Fuson with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the [illegible] being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of Januar[illegible]4.

Kay B. Housch, Notary Public
My Commission Expires: 7/3[illegible]

NOTARY PUBLIC DAVIDSON COUNTY, TN

ENCUMBRANCES:

1. 2004 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on plan of record in Plat Book 5200, page 578, Register's Office, Davidson County, Tennessee.
3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the Bylaws for the administration thereof; to the easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westchase Condominium, and Bylaws of record in Book 6097, page 366; amended in Book 6112, page 677, Book 6341, page 380, and Book 6866, page 362, said Register's Office.
4. Subject to Sewer and Drainage Easement of record in Book 3943, page 948, Book 3958, pages 146 & 149 & 150, and Book 3966, page 144, Register's Office, Davidson County, Tennessee.
5. Subject to Sanitary Sewer Easement of record in Book 3371, page 270, Register's Office, Davidson County, Tennessee.
6. Subject to Deed of Conveyance of record in Book 6303, page 611, Register's Office, Davidson County, Tennessee.