SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/26/04 11:04 2pgs
Fees:13.00 Taxes:651.20

G-TC-04-0332

20040126-0009700

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Affiant

Subscribed and sworn to before me, this 26th day of January, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/24/06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21ST Avenue South
Nashville, Tennessee 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mollie Elizabeth Mahan	First Horizon Home Loans d/b/a First Tennessee Home Loans (NAME)	
332 Elmington Avenue (ADDRESS)	4000 Horizon Way (ADDRESS)	104-10-C-12CO
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Irving, TX 75063 (CITY) (STATE) (ZIP)	7DA 71598

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we AMSOUTH BANK, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MOLLIE ELIZABETH MAHAN, UNMARRIED,, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. F-12 on the plan of Elmington Condominiums of record in Book 4300, page 200 and revised in Plat Book 4660, page 60, Register's Office for said County and to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to AmSouth Bank by Trustee's Quitclaim Deed as shown of record in Instrument No. 20030712-0097521, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 4300, page 200 and revised in Plat Book 4660, page 60 and Master Deed of record in Book 4486, page 547, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 332 Elmington Avenue, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. 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 my/our hand(s) this 20th day of January, 2004.

AmSouth Bank

BY: _____

AmSouth Bank
CORPORATE SEAL
#12

STATE OF FLORIDA
COUNTY OF PINELLAS

Personally appeared before me, Lori Thomson, a Notary Public within and for said County and State aforesaid, personally appeared Julie Beausang, with whom I am personally acquainted and who upon her oath(s) acknowledged _____ to be the Vice President of the AmSouth Bank, the within named bargainor, and corporation, and that She as such 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 Vice President.

Witness my hand and official seal at Clearwater, Florida on this the 20 day of January, 2004.

Lori Thomson
NOTARY PUBLIC

My Commission Expires: _____

LORI THOMSON
MY COMMISSION # DD 048740
EXPIRES: November 16, 2005
Bonded Thru Notary Public Underwriters

RETURN TO:

RUDY TITLE AND ESCROW, LLC.

2012 21st Avenue South
Nashville, Tennessee 37212

Box 44