Prepared By and Return To:

Cumberland Title Company

505 East Main Street

Hendersonville, TN 37075

File #23120313

Davidson County DEEDWARR
Recvd: 02/03/04 15:57 3pgs
Fees:18.00 Taxes:369.63
20040203-0013196

SPECIAL WARRANTY DEED

DATE: January 2, 2004

GRANTOR: AmSouth Bank

GRANTEE: Brenda Hooper

331 Janette Avenue

Goodlettsville, TN 37075

SEND TAX

BILLS TO: GRANTEE

PROPERTY: LAND in Davidson County, Tennessee, being Lot No. 282 on the Plan of Gatewood Section 3, of record in Book 4175, Pages 49 and 50, Register's Office for said County.

Said Lot No. 282 Fronts 75.0 feet on the northwesterly margin of Janette Avenue and extends back between parallel lines, 215.0 feet to a dead line

Being the same property conveyed to AmSouth Bank by Deed In Lieu of Foreclosure from Scott M. Robbins and Patricia L. Robbins, recorded in Instrument 200204080042913, Register's Office of said county.

MAP-PARCEL NUMBERS 33.08-140.00

This is improved property.

FOR AND IN CONSIDERATION of the sum of Ten and No/Dollars ($10.00), cash in hand paid by GRANTEE, and other good and valuable consideration. the receipt of which is hereby acknowledged, GRANTOR has bargained and sold, and by these presents does hereby transfer and convey unto GRANTEE, its successors and assigns, the Property, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee.

This conveyance is subject to taxes for the current year and subsequent years, matters as contained on the plat of the Subdivision and all easements and restrictive covenants filed for record in the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

TO HAVE AND TO HOLD the Property, with the appurtenance, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title in the Property to Grantee, its successors and assigns against the lawful claims of all persons whosoever claiming same by, through or under Grantor, but no further or otherwise.

Wherever used, the singular number shall include plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Executed as of the date first set forth above.

AmSouth Bank

BY: Trudy Mayo

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, Trudy Mayors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the within instrument for the purposes therein contained, and who further acknowledged ~~himself~~ herself to be the Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent of the maker, to execute this instrument on behalf of the maker.

Subscribed and sworn before me this 5th day of January, 2003.

Petrina Harris

Notary Public, State of Alabama

My Commission Expires:

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

PETRINA HARRIS NOTARY PUBLIC ALABAMA STATE AT LARGE

I hereby certify that the actual consideration or value, whichever is greater, for the transfer is ~~$99,000.00~~ 91,900.00

Affiant

Subscribed and sworn to before me this 27th day of January, 2003.

Notary Public

Printed Name:

My Commission Expires:

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. MY COMMISSION EXP. 11-10-04