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 $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 2004.

Notary Public
My Commission Expires: 3/3/07

Davidson County DEEDWARR
Recvd: 03/19/04 10:25 2pgs
Fees:13.00 Taxes:888.00
20040319-0031372

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FROM:	TO:
AMSOUTH BANK	LARRY DRAKE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Larry Drake 8056 Charlotte Pike Nashville, TN 37221	NEW OWNER	Map # 127-0 Parcel # 264.00

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 LARRY DRAKE, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

BEING Lot No. 1B on the Plan of Resubdivision of Lots 1 and 3, Todd Sneed Subdivision, of record in Plat Book 6900, Page 596, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to AmSouth Bank by Successor Trustee's Deed from Claudia M. McCool, as Successor Trustee, of record in Instrument 20020923-0115800, Register's Office for Davidson County, Tennessee.

The street address of the Real Property is 8056 Charlotte Pike - Nashville, TN 37221, ___ 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.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 25th day of February, 2004.

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 25th day of February, 2004.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 22, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires: _____

Hattie Evans
NOTARY PUBLIC

