Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1121

Davidson County DEEDWARR
Recvd: 05/05/04 08:19 2pgs
Fees:13.00 Taxes:258.63
20040505-0050913

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned National Bank of Commerce, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Philip Segraves and wife Monica Ergueta-Segraves, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davdison County, Tennessee, being Lot No. 78 on the plan of Section Three, Aldrich Heights of record in Book 2668, page 49, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to National Bank of Commerce from Michael I. Mossman, Successor-Trustee, by Successor Trustee's Deed of record in Instrument No. 20031105-0162683, dated 11/3/2003, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 435 Cornish Drive, Nashville TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. 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 THE EXECUTION HEREOF this 30th day of April, 2004

National Bank of Commerce

By: Bonnie G. Jenkins, Assistant Vice President

NATIONAL BANK OF COMMERCE SEAL MEMPHIS, TN

State of Tennessee)
County of Shelby)

On this 30th day of April, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Bonnie G. Jenkins, who acknowledged herself to be the Assistant Vice President of National Bank of Commerce, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, as such Assistant Vice President and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES April 6, 2007

DOROTHY HARDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 69,900.00.

Affiant

Sworn and subscribed before me on this the 30th day of April, 2004.

Notary Public

My Commission Expires: 7-30-08

NEW OWNER:
Philip Segraves
Monica Ergueta Segraves
435 Cornish Drive
Nashville, TN 37207

RESPONSIBLE FOR TAX PAYMENT:
Union Planters Bank, NA
7130 Goodlett Farms Pkwy
Cordova, TN 38016

TAX MAP-PARCEL #:
60-1-79