Davidson County DEEDWARR
Recvd: 05/11/04 11:16 2pgs
Fees:13.00 Taxes:301.55
20040511-0053757

This instrument was prepared by Union Planters Mortgage, Inc., 215 Forrest Street, Hattiesburg, Mississippi 39401. The name and address of the new owner and to whom the tax statement should be sent to is John Paul Davis, 3814 Bonnacreek Dr, Hermitage, Tennessee 37076.

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $81,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Donna Pionk
Affiant

174-16-0
131.00

Subscribed and sworn to before me this the 30 day of April, 2004.

Dana Frensley Newton
Notary Public

DANA FRENSLEY NEWTON NOTARY PUBLIC AT LARGE DAVIDSON CO., T

My Commission Expires:
11-26-2005

SPECIAL WARRANTY DEED

For and in consideration of the sum of EIGHTY-ONE THOUSAND FIVE HUNDRED ($81,500.00) DOLLARS, cash in hand paid, and other goods and valuable considerations, the receipt of which is hereby acknowledged, UNION PLANTERS BANK, NATIONAL ASSOCIATION, ("Grantor"), this date has bargained and sold, and by these presents does transfer and convey unto JOHN PAUL DAVIS, ("Grantee"), the following described real estate situated in Davidson County, Tennessee:

Being Lot No. 346 on the plan of Hermitage Hills, Section 3, as of record in Book 2900, page 97, Register's Office for Davidson County, Tennessee.

Said Lot fronts 80 feet on the northerly margin of Bonnacreek Drive and extends back between parallel lines measuring 150 feet to a dead line in the rear measuring 80 feet thereon.

Being the same property conveyed to Union Planters Bank, National Association, by Substitute Trustee's Deed of record in Instrument No. 20031001-0144628 in Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining unto the said part of the second part, his heirs, successors and assigns in fee simple forever. The grantor does hereby covenant with the Grantee, except as above noted, that at the time of the delivery of this deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

Grantor makes no representations or warranties of any kind or character, expressed or implied, as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected the property and is purchasing the same based on no representations or warranties, expressed or implied, made by Grantor, but on its own judgment.

In Witness Whereof, Union Planters Bank, National Association has caused this instrument to be executed by its Vice President on this 27th day of April, 2004.

Union Planters Bank, National Association

By: Brenda Goff
Its: Vice President

STATE OF MISSISSIPPI)
COUNTY OF FORREST)

Personally appeared before me, a Notary Public in and for said County and State, on this 27th day of April, 2004, within my jurisdiction, the within named Brenda Goff, with whom I am personally acquainted and who upon oath acknowledged herself to be Vice President, of Union Planters Bank, National Association and that for and on behalf of said corporation and as its act and deed she executed the above and forgoing instrument, after first having been authorized by said corporation so to do.

Notary Public
My Commission Expires: MY COMMISSION EXPIRES MARCH 24, 2007

Grantor's Address:
Union Planters Mortgage, Inc.
215 Forrest Street
Hattiesburg, MS 39401

Grantee's Address:
John Paul Davis
3814 Bonnacreek Dr.
Hermitage, TN 37076