Davidson County DEEDWARR
Recvd: 05/12/04 10:37 2pgs
Fees:13.00 Taxes:305.25
20040512-0054769

This Instrument prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Charles Aaron P. O. Box 306 Brentwood, TN 37024	Same	Map 31-2-A Parcel 19

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, AMSOUTH BANK, formerly known as First American National Bank (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Charles Aaron, an un-married person (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Unit No. D-2 on the Plat of Hobbs House Condominium Apartments, of record in Book 4595, Page 74, and as amended in Book 4200, Page 54, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to First American National Bank of Nashville, by Warranty Deed from Melinda Ann Pate, unmarried, as of record in Book 6627, Page, 209, Register's Office for Davidson County, Tennessee. First American National Bank of Nashville is now known as AmSouth Bank.

This is property commonly known as 2116 Hobbs Road, D-2, Nashville, Tennessee 37215.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent

otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 6th day of May, 2004.

AMSOUTH BANK

By: _____

TITLE: Vice President

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public of said county and state, Emilio M. Cerice with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the Vice President of AmSouth Bank, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of May, 2004

LaTashia Monique Clay
Bond No. 6894694SN
Notary Public for the State of Alabama
Commission Expires: February 18, 2008

_____
Notary Public

My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $82,500.00.

_____
Affiant

Subscribed and sworn to before me this 7th day of May, 2004.

_____
Notary Public

My commission expires: July 2, 2004

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY