PREPARED BY:
Realty Title
5111 Maryland Way Suite 101
Brentwood, TN 37027

DEDRA THOMAS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer, whichever is greater, is $28,000.00

Affiant

Subscribed and sworn to before me, this 14th day of June, 2004.

Notary Public
My commission expires: 1/29/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Billie Byrd 1067 Zophi Street Nashville, TN 37216	New Owner	72-06-0-164.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SUNTRUST BANK, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BILLIE BYRD, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 48 on the revised and corrected map of the Subdivision of the Casper Zophi Place, of record in Book 547, Page 22, Register's Office for said County.

SAID part of Lot No. 48 fronts 50 feet on the northerly side of Zophi Street and runs back 139.7 feet on the westerly line to the southerly margin of Thomas Street, measuring 50 feet thereon.

BEING the same property conveyed to SunTrust Bank by Substitute Trustee's Deed dated 12/18/03 of record in Instrument No. 200401020000157, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record, and encumbrances of record in the Register's Office for said County.

This property is improved property known as 1067 Zophi Street, Nashville, TN 37216.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising, by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will [redacted] defend Grantees against claims of all persons claiming by, through, or under Grantors, but no further or otherwise.

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

WITNESS my hand this 10th day of June, 2004.

Davidson County DEEDWARR
Recvd: 06/23/04 14:03 2pgs
Fees:13.00 Taxes:103.60
20040623-0074574

BY: _____
SUNTRUST BANK Rebecca W. Shaia
Its: Vice President

STATE OF Virginia
COUNTY OF Richmond

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Rebecca W. Shaia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Vice President of SUNTRUST BANK and that (s)he is authorized by SUNTRUST BANK to execute this instrument on its behalf by his/herself as such Vice President.

Witness my hand at office in Richmond, Virginia, this 10 day of June, 2004.

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NOTARY PUBLIC

My commission expires: 9-2006