Davidson County DEEDWARR
Recvd: 07/14/04 12:23 2pgs
Fees:13.00 Taxes:299.70

20040714-0083851

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SPECIAL WARRANTY DEED

G-AMS-04-4648

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21ST Avenue South
Nashville, Tennessee 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
The 4648 Chutney Drive Trust	New Owner (NAME)	
4648 Chutney Drive (ADDRESS)	(ADDRESS)	165-14-34
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we AMSOUTH BANK, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WALTER H. CARTER, TRUSTEE FOR THE 4648 CHUTNEY TRUST, WITH FULL POWER TO MORTGAGE, SELL, TRANSFER AND CONVEY WITHOUT JOINDER OF ANY BENEFICIARY, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot number 67 on the Plan of Peppertree Forest Subdivision Section 3 of record in Plat Book 7900, page 249, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Am South Bank by Trustee's Quitclaim Deed executed on January 23, 2004 and filed for record February 13, 2004, Instrument Number 20040213-0017208, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4648 Chutney Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. 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 my/our hand(s) this 7th day of July, 2004.

AmSouth Bank
BY: W R. H

AmSouth Bank SEAL

STATE OF FLORIDA
COUNTY OF PINELLAS

Personally appeared before me the undersigned a Notary Public for said County and State, William R Hogg with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be the Vice President of AmSouth Bank, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by him self as Vice President

Witness my hand and official seal at Clearwater, FL on this 7th day of July, 2004.

Lori Thomson
NOTARY PUBLIC

My Commission Expires: _____

LORI THOMSON
MY COMMISSION # DD 048740
EXPIRES: November 16, 2005
Bonded Thru Notary Public Underwriters

RETURN TO:
RUDY TITLE AND ESCROW, LLC.
2012 21st Avenue South
Nashville, Tennessee 37212