Prepared By and Return To:
Cumberland Title Company
505 East Main Street
Hendersonville, TN 37075
File #2405539

Davidson County DEEDWARR
Recvd: 07/21/04 13:00 2pgs
Fees:13.00 Taxes:480.82
20040721-0087232

SPECIAL WARRANTY DEED

DATE: June 30, 2004

GRANTOR: Union Planters Bank, N.A.

GRANTEE: Lisa R. McDowell
732 Sweetwater Circle
Old Hickory, TN 37138

SEND TAX BILLS TO: GRANTEE

PROPERTY: **Lot 45 on the Plan of Section Two, Plantation Walk, of record on Book 7900, Page 858, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.**

Being the same property conveyed to Union Planters Bank, N.A., by Trustee's Deed from Leader Enterprises, Inc. Trustee, of record in Instrument 200402200019698, of Register's Office of Davidson County.

MAP-PARCEL NUMBERS 64-15 A 77.00

This is improved property.

FOR AND IN CONSIDERATION of the sum of Ten and No/Dollars ($10.00), cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR has bargained and sold, and by these presents does hereby transfer and convey unto GRANTEE, its successors and assigns, the Property, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee.

This conveyance is subject to taxes for the current year and subsequent years, matters as contained on the plat of the Subdivision and all easements and restrictive covenants filed for record in the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

TO HAVE AND TO HOLD the Property, with the appurtenance, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title in the Property to Grantee, its successors and assigns against the lawful claims of all persons whosoever claiming same by, through or under Grantor, but no further or otherwise.

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

Executed as of the date first set forth above.

Union Planters Bank, N.A.

BY: Debbie Fry
Asst Vice President

STATE OF TN
COUNTY OF Shelby

Debbie Fry

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Paula Simmons, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the within instrument for the purposes therein contained, and who further acknowledged himself to be the Asst. Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent of the maker, to execute this instrument on behalf of the maker.

Subscribed and sworn before me this 30 day of June 2004.

Paula Simmons
Notary Public, State of TN

PAULA SIMMONS NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE MY COMMISSION EXPIRES JULY 08, 2007

My Commission Expires:
July 8th, 2007

I hereby certify that the actual consideration or value, whichever is greater, for the transfer is $129,950.00.

Bridget Dan
Affiant

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

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN MY COMMISSION EXP.

Rebecca Campbell
Notary Public

Printed Name:
My Commission Expires: 4/12/08