THIS INSTRUMENT PREPARED BY:

CHERNAU, CHAFFIN & BURNSED, PLLC
SunTrust Center, Suite 1750
424 Church Street
Nashville, Tennessee 37219

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NO(S).

Gerald Stankevich
1524 Woodfield Ct.
Brentwood, TN 37027

SAME

81-11/588

STATE OF ~~TENNESSEE~~)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $37,000.00.

Affiant

Subscribed and sworn to before me this 24th day of August, 2004.

Notary Public

My commission expires: 7-

Davidson County DEEDWARR
Recvd: 09/03/04 09:02 3pgs
Fees:18.00 Taxes:136.90
20040903-0106780

NOTARY PUBLIC AT LARGE STATE OF TEN

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 20th day of August, 2004, by CAPITAL BANK & TRUST COMPANY, a Tennessee banking corporation, as GRANTOR, to GERALD STANKEVICH as GRANTEE.

WITNESS that Grantor, for good and valuable consideration, receipt of which is acknowledged, sells, grants and conveys to Grantee all the real property located in Davidson County, Tennessee, more particularly described as:

Land in Davidson County, Tennessee, being the northerly 25 feet of Lot No. 171, on the plan of the Town of McGavock, as shown on plat of record in Instrument No. 20020507-0056367, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said northerly 25 feet to Lot No. 171 fronts twenty five (25) feet on the westerly side of 12th Avenue North, and runs back 154 feet to an alley, and runs back between lines of equal width to an alley.

Being the same property conveyed to Capital Bank & Trust Company by Substitute Trustee's Deed in Instrument No. 20040511-0053552, Register's Office for Davidson County, Tennessee.

The street address is : 1533 ½ 12th Avenue
Nashville, TN 37208

together with all tenements, hereditaments and appurtenances thereto; subject to current real property taxes, zoning and other governmental restrictions, easements, rights-of-way and other matters of record.

Grantor hereby covenants with Grantees that Grantor will forever defend Grantees against all claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express of implied, are given by this Special Warranty Deed.

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

GRANTOR:

CAPITAL BANK & TRUST COMPANY

By: _____

Title: Special Assets

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tessee Joyce, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the SPA (Officer) of Capital Bank & Trust Company, a Tennessee banking corporation, and that he as such SPA (Officer), executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself this 24th day of August, 2004.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 2004.

JANICE S. FISHER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
NOTARY PUBLIC

My Commission Expires: 7-21-04