FILE BOX 45

THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $65,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 31st DAY OF August, 2004.

Notary Public
My Commission Expires: 1-22-07

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

FROM:	TO:
UNION PLANTERS BANK, NA	William L. Baugher

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
William L. Baugher P.O. Box 943 Brentwood, TN 37024	NEW OWNER	MAP # 84-14 PARCEL # 73

Davidson County DEEDWARR
Recvd: 09/03/04 11:17 2pgs
Fees:13.00 Taxes:240.50
20040903-0106970

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, UNION PLANTERS BANK, NA, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto WILLIAM L. BAUGHER hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 137 on the Plan of Walnut Grove of record in Book 2133, Page 87, Register's Office for Davidson County, Tennessee.

Lot Number 137 fronts 112.2 feet on the westerly margin of Barker Road and extends back 386.5 feet on the northerly line and 209.0 feet on the southerly line to a dead line in the rear measuring 199.5 feet thereon, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Union Planters Bank, NA by Special Warranty Deed from Federal National Mortgage Association, of record in Instrument 20040903-0106969, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2271, Page 541, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2133, Page 87, said Register's Office.

The street address of the Real Property is 224 Barker Road, Nashville, TN 37214 ____ Unimproved/ X Improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise.

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.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 30th day of August, 2004.

GRANTOR - UNION PLANTERS BANK, NA

By: Gary H Seyfarth, Jr.

Title: Vice President

STATE OF MISSISSIPPI
COUNTY OF FORREST

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gary H. Seyfarth, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath(s) acknowledged himself to be the of Union Planters Bank, NA the within named bargainer(s) and corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Gary H. Seyfarth, Jr. as such Vice President.

Witness my hand and official seal at Hattiesburg, MS this 30th day of August, 2004.

My Commission Expires: _____
MY COMMISSION EXPIRES SEPT. 18, 2005

NOTARY PUBLIC

ocspwd