RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Davidson County DEEDWARR
Recvd: 09/21/04 11:58 3pgs
Fees:18.00 Taxes:832.50
20040921-0113512

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tara E. Cavazos and husband, Gary D. Cavazos 710 Ebenway Drive Nashville, TN 37205	same	Map 130-5 Parcel 67

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, AMSOUTH BANK, TRUSTEE OF THE TRUST ESTABLISHED IN THE WILL OF W. G. GAMBILL a/k/a Walton Gray Gambill ("Grantor") has bargained and sold, and by these presents transfers and conveys unto TARA E. CAVAZOS, and husband, GARY D. CAVAZOS (collectively, "Grantee"), its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

This is improved property known as 125 Gilman Avenue, Nashville, TN 37205.

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

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

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

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

WITNESS our hands this 14th day of September, 2004, the party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

AmSouth Bank, Trustee of the Trust Established in the Will of W. G. Gambill a/k/a Walton Gray Gambill

By: _____
Name: Douglas Kirby
Title: Vice President

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Doug Kirby, the within named bargainor[s], with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained and who is the VP of AmSouth Bank and is authorized by said bank to execute this instrument on behalf of said bank.

WITNESS my hand, at office, this 14th day of September, 2004.

_____
Notary Public

LAURA LINCOLN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Nov. 27, 2004

My Commission Expires: _____

STATE OF TN)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $225,000.00.

_____
Affiant

Sworn to and subscribed before me this 14th day of September, 2004.

_____
Notary Public

LAURA LINCOLN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Nov. 27, 2004

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 20, Block G, on the Map of Second Revised Highlands of Belle Meade No. 2, as shown on plat of record in Book 1130, pages 71 and 72, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to W. G. Gambill and wife, Ella Dale Gambill, by Deed of record in Book 1945, page 351, Register's Office for Davidson County, Tennessee. The said Ella Dale Gambill having predeceased W. G. Gambill.

Pursuant to Last Will and Testament of Walton Gray Gambill, subject property is vested in AmSouth Bank, as Trustee of the Trust Established in the Will of said W. G. Gambill also known as Walton Gray Gambill, Probate No. 03P-1447, Probate Office, Davidson County, Tennessee.

The source of this description is the prior deed of record.

EXHIBIT B

1. Easements, or claims of easements, not shown by the public records.

2. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show.

3. Taxes for the year 2004, a lien, which are not yet due and payable. Tax Parcel No. 130-5/67.

4. ALL matters shown on Plat recorded in Book 1130, pages 71 and 72.