Davidson County DEEDWARR
Recvd: 11/19/04 13:22 2pgs
Fees:13.00 Taxes:212.75
20041119-0139192

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Special Warranty Deed

ADDRESS OF NEW OWNER:
Andy Whitaker
315 Lorna Drive
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

MAP/PARCEL NO:
082-03-394

For good and valuable consideration received, **David Rogers** , _____ of **SunTrust Bank in Nashville, Tennessee and John W. Nelley, Jr. as Co-Executors of the Estate of Mary Lindsay Polk** by these presents does transfer and convey unto the Grantee, **Andy Whitaker and wife, Patrice Whitaker,** all of the right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee, belonging to **Mary Lindsay Polk,** described as follows:

Lot 3, SHARPE & HORNS 1ST ADDITION TO NORTHEAST NASVILLE, as shown on plat of record in Plat Book 57, Page 152, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to C. L. Lindsay and wife, Mary McCauley Lindsay by Deed from O. C. Parman and wife, Martha L. Parman, recorded the 22nd day of August, 1938 in Deed Book 1085, Page 349, in the Register's Office of Davidson County, Tennessee. The said C.L. Lindsay having predeceased Mary McCauley Lindsay. The said Mary McCauley Lindsay having died, devising said property to Mary McCauley Lindsay Polk by Last Will and Testament entered for Probate on September 14, 1959, of record in Will Book 33, Page 61-63, Probate Court for Williamson County, Tennessee. Mary McCauley Lindsay Polk having died on May 25, 2001 appointing SunTrust Bank in Nashville, Tennessee and John W. Nelley, Jr., as Co-Executors to the Estate by Last Will and Testament Docket # P-01-2901, Probate Court for Williamson County, Tennessee.

This is improved property known as 315 Lorna Drive, Nashville, TN 37214.

Said Property is conveyed subject to any and all restrictions and easements of record including those shown in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee..

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself as **Co-Executors of the Estate of Mary Lindsay Polk** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever. 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 hand this 15 day of Nov 2004.

John W. Nelley, Jr., Co-Executor

SunTrust Bank in Nashville, Tennessee, Co-Executor

By: David Rogers

Title: VP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November 2004, before me personally appeared, John W. Nelley, Jr., Co-Executor of the Estate of Mary Lindsay Polk to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Mary Lindsey Polk, and acknowledged that he executed the same as his free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 15th day of November 2004.

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 9/22/07

Notary Public

TANYA R. BURNAM Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires September 22, 2007

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $ 57,500.00

Affiant

Subscribed and sworn before me on this the 15 day of November 2004

My Commission Expires: 7/29/06

Notary Public