SPECIAL WARRANTY DEED

G-AH-04-3711

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00

Affiant

Subscribed and sworn to before me this 17th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/22/2008

(AFFIX SEAL)

~~THIS INSTRUMENT WAS PREPARED BY~~
RUDY TITLE & ESCROW, LLC
2012 21ST Avenue South
Nashville, Tennessee 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hamidullah Durani	~~AmSouth Bank~~ Buyer	
5557 Nevil Point (ADDRESS)	(NAME) Same (ADDRESS)	133-6-245.00
Brentwood, TN 37027 (CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we SUNTRUST BANK, TRUSTEE ITS VICE PRESIDENT, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto HAMIDULLAH DURANI, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot 2, SECTION ONE, JOHN OZIER Subdivision, as shown on plat of record in Plat Book 4060, Page 60, 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 Third National Bank in Nashville Trustee, as successor to Nashville Trust Compnay by Warranty Deed from Horrell Refrigeration, Inc., recorded on the 24th day of June, 1968 in Deed Book 4245, Page 296 re-recorded on the 15th day of July, 1968 in Deed Book 4250, Page 980, in the Register's Office of Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 11/23/04 15:22 2pgs
Fees:13.00 Taxes:980.50

20041123-0140555

unimproved ( )
This is improved (X) property, known as 3711 Nolensville Pk, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (Cty or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever: and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. 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/our hand(s) this 17th day of November, 2004.

Suntrust Bank, Trustee by David Rogers its Vice President

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, David Rogers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be the Vice President of Suntrust Bank, Trustee, the within named bargainor, a corporation, and that he as such Vice President being authoriz ed so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by him self as Vice President of SunTrust, Trustee.

Witness my hand and official seal at
Nashville, Tennessee
on this 17th day of November, 2004

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
RUDY TITLE AND ESCROW, LLC.
2012 21st Avenue South
Nashville, Tennessee 37212