Davidson County DEEDWARR
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Fees:18.00 Taxes:338.55
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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)
M. Lee Barrett, Jr. 976 Murfreesboro Pike Nashville, TN 37211	same	Map/Parcel 148-06-32.0

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, SUCCESSOR BY MERGER TO FIRST AMERICAN NATIONAL BANK, AS EXECUTOR UNDER THE LAST WILL AND TESTAMENT OF LAVADA WATERS CAROLAND (a/k/a LAVADA D. PARKER) ("Grantor") has bargained and sold, and by these presents transfers and conveys unto M. LEE BARRETT, JR. ("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 243 Willard Drive, Nashville, TN 37211.

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 16th day of December, 2004, the party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

AMSOUTH BANK, SUCCESSOR BY MERGER TO FIRST AMERICAN NATIONAL BANK, AS EXECUTOR UNDER THE LAST WILL AND TESTAMENT OF LAVADA WATERS CAROLAND (a/k/a LAVADA D. PARKER)

By: Thomas A. Allen
Name: Thomas A. Allen
Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Thomas A. Allen, 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 Vice President of AmSouth Bank and is authorized by said bank to execute this instrument on behalf of said bank.

WITNESS my hand at office, this 16th day of December, 2004.

LAURA LINCOLN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES NOVEMBER 22, 2008

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $91,500.00.

Affiant

Sworn to and subscribed before me this 16th day of December, 2004.

LAURA LINCOLN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES NOVEMBER 22, 2008

Notary Public

My Commission Expires: _____

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of Haywood Acres, Section 5, of record in Book 3106, page 67, Register's Office for Davidson County.

Commencing at a monument in the southerly margin of Willard Drive, said monument being the northeasterly corner of Lot No. 14; thence South 1 deg. 42 min. West 107.14 feet to a monument; thence South 2 deg. 18 min. West 220.98 feet to a monument; thence North 87 deg. 53 min. West 230 feet to a monument; thence North 14 deg. 11 min. East 81.7 feet to a monument; thence North 41 deg. 13 min. West 45 feet to a point being the southernmost common corners of Lots 14 and 15; thence northeastwardly along the line between Lots 14 and 15, 266.6 feet to a point in the southerly margin of Willard Drive; thence eastwardly with the southerly margin of Willard Drive, 150.39 feet to the point of beginning.

Being a part of the same property conveyed to Lavada D. Parker by Quitclaim Deed from F. Murray Parker of record in Book 4817, page 412, Register's Office for Davidson County, Tennessee; the said Lavada D. Parker having since died, the property was devised to AmSouth Bank, Successor by Merger to First American National Bank, as Executor under The Last Will and Testament of Lavada Waters Caroland (a/k/a Lavada D. Parker) of record in Will Book Instrument No. 5502-1261334, Probate Court Clerks Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes and assessments for the year 2004 and subsequent years, which are not yet due and payable. Tax Parcel No. 148-06-32.00.

2. ALL matters shown on plat of record in Plat Book 3106, page 67, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6226, page 287 in the Register's Office, Davidson County, Tennessee.