AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Charles G. Cornelius, Attorney
P. O. Box 190695
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 01/18/05 08:59 3 pgs
Fees:18.00 Taxes:925.00
20050118-0005638

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel #s:
Parke Brown 5852 E. Ashland Drive Nashville, TN 37215	Same	116-12-114

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Grantor, SunTrust Bank, Executor of the Estate of Frances Sparks Gribble** (as appointed by the Will of Frances Sparks Gribble, deceased, of record in the Seventh Circuit Court of Davidson County, Probate Division, Docket No. 04P-1358, in Will Image No. 5678/1607144), has this day bargained and sold, and hereby transfers and conveys to **Grantee, Parke Brown**, his heirs, personal representatives, successors and assigns, all right, title and interest in and to land in the 25th Councilmanic District of Nashville, Davidson County, Tennessee, being lots 1, 2, 3 & 4 of block "F" on the plan of LIFE & CASUALTY INSURANCE COMPANY'S WOODMONT BOULEVARD TRACT, not of record, described according to a survey made by Z. J. Wilkinson, dated June 29, 1935, and more particularly described as follows:

> Beginning at an iron pin in the south right of way Wimbledon Road, the northeast corner of lot 4 on the plan of Gayle Malone subdivision of record in plat book 9700, page 422 R.O.D.C.;
> Thence along said right of way S 82° 44' 43" E, 101.87 feet;
> Thence leaving said right of way S 08° 40' 18" W, 154.13 feet;

Thence N. 82° 11' 44" W, 44.92 feet;
Thence N 82° 06' 01" W, 51.56 feet;
Thence N 06° 39' 35" E, 153.08 feet to the point of beginning and containing 15233 square feet, or 0.35 acre, more or less, as shown by the survey of John Kohl and Company, P.C., dated January 4, 2005.

Being part of the same property conveyed to William Justice Gribble and wife by deed of record in Book 1218, page 315, and thereafter to Frances Sparks Gribble, by deed of record in Book 4519, page 553, Register's Office for Davidson County, Tennessee, and also by Last Will and Testament of Mrs. Lorena Morris Sparks probated July 15, 1978, in the Probate Court of Davidson County, Tennessee, the said William Justice Gribble having predeceased Frances Sparks Gribble.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this ~~transfer~~ is $250,000.00.

Affiant

Sworn to and subscribed before me this 6th day of January, 2005.

Notary Public
My Commission Expires: 3/

JANICE E. BARRON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs, personal representatives and assigns. Grantor covenants and binds itself to warrant and defend the title to said property to Grantee, his heirs, personal representatives and assigns, against the lawful claims of all persons claiming by or through Grantor. This conveyance is subject to property taxes for 2005 prorated through January 6, 2005 and to be paid by the Grantee, matters shown on the survey of John Kohl Company, P.C., dated January 4, 2005, and Agreement for Dedication of Easement for

Sanitary Sewers and/or Storm Drainage of record in Book 3899, page 390, of the Register's Office for Davidson County.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this 6th day of January, 2005.

THE ESTATE OF FRANCES SPARKS GRIBBLE

By: David Dillon VP+TO
SUNTRUST BANK, EXECUTOR
J. David Dillon, Vice President and
Trust Officer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Janice E. Barron of the state and county mentioned, personally appeared J. David Dillon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice President and Trust Officer of SunTrust Bank, Executor of the Estate of Frances Sparks Gribble, the within named bargainor, a corporation, and that he as such Vice President and Trust Officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Executor of the Estate of Frances Sparks Gribble.

Witness my hand and seal this 6th day of January, 2005.

Janice E Barron
Notary Public
My Commission Expires: 3/22/08

JANICE E. BARRON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.