Return to: Mooreland Title Company, LLC
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, TN 37238

THIS INSTRUMENT PREPARED BY: **Hugh W. Entrekin** **MOORELAND TITLE COMPANY, LLC** 315 Deaderick Street AmSouth Center Suite 1710 Nashville, Tennessee 37238 (615) 782-0098	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater for this transfer is $82,500.00 AFFIANT Subscribed and sworn to before me, this 19th day of January, 2005. NOTARY PUBLIC My Commission Expires: March 6, 2006

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Shawkat A. Kochary 5144 Ashley Drive. Nashville, TN 37211	SAME	119-10-34.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SunTrust Bank, as Co-Executor and John W. Nelley, Jr., as Co-Executor of the Estate of Mary Lindsay Polk,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Shawkat A. Kochary, married**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin set in the easterly right of way of Logan Street, said pin being the southwest corner of the herein described tract; thence along said right of way N 07 degrees 51 minutes 18 seconds E, a distance of 60 feet; thence S 84 degrees 47 minutes 20 seconds E a distance of 163.47 feet; thence S 07 degrees 37 minutes 53 seconds W, a distance of 60 feet; thence N 84 degrees 47 minutes 20 seconds W, a distance of 163.71 feet to the point of beginning, containing 9805.8 sq. feet, or .23 acres more or less, according to a survey dated 12/20/2004, performed by John Kohl & Company, P.C., Jeffrey A. Leopard, Surveyor, TNRLS No. 2415, 400 Seventh Avenue South, Nashville, TN 37203.

Being a portion of the property conveyed to Mary Lindsay Polk by deed of record in Book 3850, page 614, Register's Office for Davidson County, Tennessee. Mary Lindsay Polk, now deceased, having granted the authority to Administer Real Property to her Executors in Will Book 68, page 40, in the Clerk and Master's Office (Probate Division) for Williamson County, Tennessee.

This conveyance in made subject to:

1. Taxes for subsequent years.
2. Any and all restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 01/25/05 15:12 2 pg
Fees:13.00 Taxes:305.25

20050125-0009291

This is ( ) unimproved (X) improved property known as: 2838 Logan Street, Nashville, TN 37211

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to Shawkat A. Kochary, his heirs and assigns, forever.

AND The Estate of Mary Lindsay Polk does hereby covenant with Shawkat A. Kochary, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND The Estate of Mary Lindsay Polk does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to Shawkat A. Kochary, his heirs and assigns against the lawful claims of all persons claiming by through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 19th day of January, 2005.

By: _____

David P. Rogers, Vice President, signing on behalf of SunTrust Bank, Co-Executor of The Estate of Mary Lindsay Polk

By: _____

John W. Nelley, Jr., Co-Executor of The Estate of Mary Lindsay Polk

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared David P. Rogers, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the Vice President of SunTrust Bank, Co-Executor of the Estate of Mary Lindsay Polk, the within named bargainor, and that he as such Vice President being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name SunTrust Bank, Co-Executor of the Estate of Mary Lindsay Polk, by himself as such Vice President.

Witness my hand, at Nashville, Tennessee, this 19th day of January, 2005.

_____
NOTARY PUBLIC

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

MY COMMISSION EXPIRES: 3.6.06

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared John W. Nelley, Jr., with whom I am personally acquainted, and who upon oath, acknowledged himself to be the Co-Executor of The Estate of Mary Lindsay Polk, the within named bargainor, and that he as such Co-Executor, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Nashville, Tennessee, this 19th day of January, 2005.

_____
NOTARY PUBLIC

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

MY COMMISSION EXPIRES: 3.6.06