This instrument prepared by:
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File No.: **2120-771021**

Davidson County DEEDWARR
Recvd: 03/17/05 11:17 3 pg
Fees:18.00 Taxes:407.00

20050317-0029433

CORPORATE
SPECIAL
WARRANTY DEED -TN

THIS INDENTURE, made and entered into this **Fourteenth day of March, 2005**, by and between **Union Planters Bank, N.A.**, parties of the first part, and **Richard D. Pipkin and wife, Mary C. McGrath**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING LOT NO. 12 IN A.V. JONES SUBDIVISION OF BLOCKS 2, 4, 6, 8, 10, 12, 14, 16, 18 AND 20 OF JONES AND DUDLEY'S ADDITION, A PLAN OF SAID A.V. JONES SUBDIVISION OF RECORD IN BOOK 57, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Union Planters Bank, N.A. from Dyke Tatum, Substitute Trustee, by virtue of Substitute Trustee's Deed as recorded on 12/17/2004 in Instrument Number 20041217-0150424, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **105-05-400.00**
X Improved OR
Unimproved property located at: **1019 B Argyle Ave., Nashville, Tennessee**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The Grantor, does hereby convenant with the Grantee, except as above noted, that, at the time of the deliver of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Union Planters Bank, N.A.

By: _____
Morgan McCarty, Executive Vice President

UNION PLANTERS BANK, NATIONAL ASSOCIATION CORPORATE SEAL 1869

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Owner's Name: **Richard D. Pipkin**

and Address: 3105 Marina Drive
Alameda, CA 94501

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Richard D. Pipkin
3105 Marina Drive
Alameda, CA 94501

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**110,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brenda R Hellman
Affiant

Subscribed and sworn to before me this **Fourteenth day of March, 2005.**

Judy A. Lehman
Notary Public

My Commission Expires: 3-10-07
State of MS

County of Forrest
Before me, the undersigned notary of the State and County mentioned, personally appeared Morgan McCarty with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Exec. Vice President (president or other officer authorized to execute the instrument) of **Union Planters Bank, N.A.** the within named bargainor, a corporation, and that such Executive Vice President (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as Exec. Vice President (president or other officer).

Witness my hand and Seal at office in this **03/14/2005.**

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES SEPT. 18, 2006

LARRY W. ROYALS, FORREST COUNTY, MS NOTARY PUBLIC