Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076
File No. 15-0505-150309

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 45,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2005.

Notary Public
My commission expires: ~~11/27/06~~ 02-04-07

MARIAN S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Davidson County DEEDWARR
Recvd: 06/09/05 10:33 2 pg
Fees:13.00 Taxes:166.50
20050609-0065919

Address of New Owner:	Send Tax Bills to:	Tax Information
Riverside Properties	Progressive Savings Bank, FSB	64-16-0-A
104 General Jackson Lane	500 N. Main Street	104.00CO
Hermitage TN 37076	Jamestown, TN 38556	

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SunTrust Bank, a Georgia Bank, successor in interest to National Bank of Commerce,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Riverside Properties**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee being Unit No. 104 on the Plan of Jackson Meadow Condominium, Phase 1, of record in Plat Book 6900, Page 527, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to National Bank of Commerce by Substitue Trustees Deed from Amy Smith, Substitute Trustee, dated 03-10-05, of record in Instrument No. 20050311-0027235, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to William Scott Ross, an unmarried person, by deed from Bradford L. Gaines, an unmarried person, dated 07-23-98, of record in Book 11042, Page 173, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 104 General Jackson Lane, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

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 hand this 3rd day of June, 2005.

SunTrust Bank, A Georgia Bank

By: Rebecca Shala, Its Vice President

STATE OF VIRGINIA
COUNTY OF RICHMOND

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rebecca Shala, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice President of SunTrust Bank, A Georgia Bank, the within named bargainor, and that she is authorized by SunTrust Bank, A Georgia Bank, to execute this instrument on its behalf.

Witness my hand in Richmond, Virginia, this 3rd day of June, 2005.

Notary Public

My Commission expires: _____

JAMES E. MORGAN
NOTARY PUBLIC
Commonwealth of Virginia
My Commission Expires June 30, 2007

JAMES E. MORGAN NOTARY PUBLIC COMMONWEALTH OF VIRGINIA