THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 01/18/06 15:00 2 pg
Fees:13.00 Taxes:1017.50

20060118-0006857

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVERIS GREATER, FOR THIS TRANSFER IS $ 275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-26-09

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Perdue	BancorpSouth Bank	MAP 117-02--C
618 Timber Lane	5217 Maryland Way	PARCEL 10.00 CO
Nashville, TN 37215	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SunTrust Bank as Trustee of Dorothy Lee Hutts Family Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Perdue and wife, Virginia Perdue**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 10 together with carport designated number 10-A on the plan of Regency Park, (Woodlawn Manor Incorporated), of record in Book 3700, pages 111 and 112, Registers 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 SunTrust Bank, as Trustee of the Dorothy Lee Hutts Family Trust by Executors Condominium Deed from Virginia Stanford Perdue and Harold Edwin Stanford, Jr., Co-Executors of the Estate of Dorothy Lee Hutts of record in Instrument No. 200509300117670, said Registers office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

THIS CONVEYANCE IS MADE OF, BY AND THROUGH THE GRANTOR FROM AND AFTER THE TIME GRANTOR TOOK TITLE. NO WARRANTIES ARE EXPRESSLY MADE AND NO WARRANTIES ARE TO BE IMPLIED. IF ANY WARRANTIES ARE MADE, THEY RUN FROM AND AFTER THE TIME GRANTOR TOOK TITLE AND NOT FURTHER OR OTHERWISE.

This is () UNIMPROVED
(X) IMPROVED property known as **618 Timber Lane, Nashville, TN 37215.**

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. 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 our hand this the 13th day of January, 2006.

The Dorothy Lee Hutts Family Trust

BY: SunTrust Bank, Trustee

BY: Karen Sadler
The Vice President SunTrust Bank

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Karen Sadler, 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 the maker, **SunTrust Bank**, acting in its capacity as Trustee of the Dorothy Lee Hutts Family Trust, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 13th day of January, 2006.

MY COMMISSION EXPIRES:
My Commission expires **May 23, 2009**

Shirley A. Mason
Notary Public

SHIRLEY A. MASON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY