This Instrument Prepared By:
J. Randolph Miller, Esq.
1111 Northshore Drive, Suite S-700
Knoxville, Tennessee 37919

Davidson County DEEDWARR
Recvd: 01/25/06 10:58 2 pgs
Fees:13.00 Taxes:407.00
20060125-0009443

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 21st day of January, 2006, between

SunTrust Bank, a Georgia Bank, hereinafter referred to as **Grantor**, and

Patty Cole hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises, to wit:

Situated in County of Davidson, Tennessee and without the corporate limits of any municipality, being known as Lot 48 on the Plan of Section 3, Meadows of Tulip Grove as shown in Plat Book 6900, Page 262 to which plat reference is hereby made for a more particular description thereof.

Being the same property conveyed to SunTrust Mortgage, Inc. by Trustee's Deed dated October 18, 2005 of record at Instrument No. 20060125-0009442 **, in the Register's Office for Davidson County, Tennessee.**

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

THIS CONVEYANCE is made subject to all applicable easements, restrictions and building set back lines of record

TO HAVE AND TO HOLD the said premises with the estate, title and interest thereto belonging to said Grantee, his/her heirs and assigns forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed and its name to be signed hereto by its duly authorized agent, on the day and year first above written.

SunTrust Mortgage, Inc.

By: Jackie W. Ballos
Jackie W. Ballos
its: Vice President

STATE OF Virginia
~~COUNTY~~ OF Richmond City

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Jackie W. Ballos,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Vice President** of **SunTrust Bank**, the within named bargainor, a Georgia Bank, and that she as such **Vice President**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Bank by herself as **Vice President**.

Witness my hand and official seal at office, this 21 day of January, 2006.

Carla J. Mosley
Notary Public

My Commission Expires: 7-31-07

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 110,000.00.

Sworn to and subscribed before me, this 21st day of January, 2006.

Julie Wilbanks
Affiant

Eileen Strange
Notary Public

My Commission Expires: 11-6-06

New Owner:
SEND TAX BILLS TO:
Patty Cole
733 Netherlands Dr.
Hermitage, TN. 37076

PROPERTY ADDRESS:
733 Netherlands Drive
Hermitage, TN 37076

CLT CODE: 075.12-0-053.00