SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/06 09:18 2 pgs
Fees:13.00 Taxes:292.30

20060328-0034979

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

William J Grimes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March, 2006

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: 06/30/2007

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Grimes	SunTrust Mortgage, Inc.	050.10-0-148.00
(NAME)	(NAME)	
3557 Chesapeake Dr.	P.O. Box 57028	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207.	Irvine, CA 92619.	
(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, First Tennessee Bank National Association, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William J. Grimes, 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 Lot No. 16 on the Plan of Chesapeake Subdivision, Section Four, as of record in Book 6250, page 369, 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 James Edward Lowe and wife, Karen B. Lowe, by Deed from Chesapeake Associates, dated April 7, 1986, and recorded April 14, 1986, in Book 6828, page 266, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to First Tennessee Bank National Association, by Successor Trustee's Deed from Gordon D. Foster, Successor Trustee, dated December 29, 2004, and recorded January 3, 2005, in Instrument No. 200501030000628, said Register's Office.

unimproved

This is improved ✓ property, known as 3557 Chesapeake Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 9th day of March, 2006.

First Tennessee Bank National Association

By: Amy McKamey For: First Tennessee Bank

By: Amy L. McKamey, Foreclosure Specialist

STATE OF TENNESSEE)
COUNTY OF Knox)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amy L. McKamey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Foreclosure Specialist of First Tennessee Bank National Association, the within named bargainor, a corporation, and that she as such Foreclosure Specialist executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Foreclosure Specialist.

WITNESS my hand and seal, at office, this 9th day of March, 2006.

NOTARY PUBLIC

DATHA L. PARROTT
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY, TN

My Commission Expires: My Commission Expires July 13, 2009