Davidson County DEEDWARR
Recvd: 06/02/06 09:50 5 pgs
Fees:28.00 Taxes:843.60
20060602-0064864

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (WLH)
424 Church St., Suite 2000
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Patti S. Clark and Rhonda K. Wills 5417 San Marcos Drive Nashville, Tennessee 37220	Same	Map 160-8 Parcel 66

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, AmSouth Bank, as Executor of the Estate of Harry J. Buchanan (collectively, the "Grantor"), does hereby convey to Patti S. Clark and Rhonda K. Wills, as ~~tenants in common~~ ("Grantees"), * PKW PC the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit: * joint tenants with the specific right of survivorship

See Exhibit "A" attached.

This is improved property known as 5417 San Marcos Drive, Nashville, Tennessee 37220.

This conveyance is expressly subject to those matters set forth on Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Exceptions"), to all of which this conveyance is expressly made subject.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantees, their heirs, successors and assigns, forever.

Grantor covenants and binds itself, its representatives, successors and assigns to warrant and forever defend the title to such Grantor's respective interest in the Property to Grantees, its successors and assigns, against the lawful claims of all persons whomever claiming through and under such Grantor (other than claims arising out of the Permitted Exceptions), but not further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed and delivered the foregoing instrument on this the 31 day of May, 2006.

AMSOUTH BANK, as Executor of the
Estate of Harry J. Buchanan

By: Thomas A. Allen

Thomas A. Allen,
Vice President & Trust Officer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Thomas A. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President & Trust Officer of AmSouth Bank, as Executor of the Estate of Harry J. Buchanan, the within named bargainor, a trust, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Vice President & Trust Officer.

Witness my hand, at office in Nashville, Tennessee, this 31st day of May, 2006.

FRANKIE A. MATTHEWS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 5-24-08

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The value of this property or consideration, whichever is greater, is $228,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2006.

FRANKIE A. MATTHEWS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 5-24-08

EXHIBIT "A"

PROPERTY DESCRIPTION

Being a parcel of land in Nashville, Davidson County, Tennessee, being described as follows:

Being Lot No. 41 on the Plan of Hillview Estates. For a more detailed description refer to the recorded Plat of Hillview Estates as of record in Book 3600, page 89, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Harry J. Buchanan and wife, Nanna L. Buchanan by deed from Centenniel Construction Company of record in Book 4213, page 827, Register's Office for Davidson County, Tennessee. The said Nanna L. Buchanan died vesting title in Harry J. Buchanan. The said Harry J. Buchanan has died vesting title in AmSouth Bank, as Executor of the Estate of Harry J. Buchanan.

EXHIBIT "B"

PERMITTED TITLE EXCEPTIONS

1. Taxes for 2006, a lien, now due and payable, which have been prorated and will be paid by Grantee.

2. All matters shown on Plan of Hillview Estates of record in Book 3600, page 89, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants by Twin Lawn Development Company, Inc. of record in Book 3836, page 719, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewer Easement to Metropolitan Government of Nashville and Davidson County of record in Book 7535, page 994, said Register's Office.