THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Avenue, North Suite 300
Nashville, Tennessee 37201
(615) 255-2191

Davidson County DEEDWARR
Recvd: 06/20/06 08:05 3 pgs
Fees:18.00 Taxes:462.50
20060620-0073194

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL I.D. NUMBER:
SUE MILLER 454 Mclillie Lane Covington TN 38109	Same.	129140A03700CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Kate Rosenthal
~~SUE MILLER~~

JAMES ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY

SUBSCRIBED AND SWORN to before me, James Alexander, by SUE MILLER this 15th day of June, 2006.

James Alexander
Notary Public
My Commission Expires:

MY COMMISSION EXPIRES: APRIL 17, 2010

FOR AND IN CONSIDERATION of the sum of One Hundred and Twenty-Five Thousand Dollars ($125,000.00), cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, AMSOUTH BANK, TRUSTEE OF THE TRUST U/W/O IRVING SILVER, hereinafter "GRANTOR", has this day bargained and sold and does hereby transfer and convey unto SUE MILLER, a married person as her sole and separate property, her heirs and assigns, hereinafter "GRANTEE," certain real estate in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Apartment Unit No. 405 on the plan of Wessex Towers Condominium Apartments, of record in Book 5200, pages 142 and 143, Register's Office, Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to First American National Bank, Trustee of the Trust established under the Will of Irving Silver dated April 18, 1972, of record in Will Book 119, page 680, Davidson County Probate Court Clerk's Office, by deed of record in Book 10328, page 857, Register's Office, Davidson County, Tennessee. AmSouth Bank is the successor by acquisition of First American National Bank, and AmSouth Bank is successor trustee of the trust established under said will, with full power to sell, transfer or convey all or any part of said trust estate.

Said property is subject to:

1. 2006 and subsequent years real property taxes are a lien, but not yet due and payable.

2. All matters shown on Plan of Wessex Towers Condominium of record in Book 5200, pages 142 and 143, Register's Office, Davidson County, Tennessee.

3. Terms, conditions, easements, rights and liens as set forth in the Master Deed of Wessex Towers Condominium, and the Bylaws appended thereof, of record in Book 5414, page 634, as amended in Book 9935, page 486, and in Instrument #20011127-0129399, Register's Office, Davidson County, Tennessee.

4. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the Bylaws for the administration thereof; to the easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wessex Towers Condominium Apartments, and the Bylaws appended thereto of record in Book 5414, page 634, as amended in Book 9935, page 486, and in Instrument #20011127-0129399, Register's Office, Davidson County, Tennessee.

The address of the property is 6666 Brookmont Terrace Unit 405, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with all appurtenances, and hereditaments thereto belonging or in any wise appertaining to the said GRANTEE, her heirs and assigns, forever. GRANTOR covenants that the property is free from all encumbrances made or suffered by GRANTOR but not

otherwise and that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

GRANTOR further covenants and binds itself, its successors and assigns, to warrant specially and forever defend the title to said real estate to said GRANTEE, her heirs and assigns, against the lawful claims of all persons, claiming by, through and under GRANTOR, but not further or otherwise.

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed this 15 day of June, 2006.

TRUST U/W/O IRVING SILVER, AMSOUTH BANK, TRUSTEE

By: Thomas A. Allen
THOMAS A. ALLEN, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, W. Warner McNeilly III, of the State and County aforesaid, personally appeared THOMAS A. ALLEN, with whom I am personally acquainted, and who, upon oath, acknowledged that he is a Vice President of AMSOUTH BANK, the within named bargainor, a corporation, and that AMSOUTH BANK is serving as Trustee of the Trust u/w/o Irving Silver, and that as such Vice President he executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, this 15th day of June, 2006.

NOTARY PUBLIC
My Commission Expires: 9/19/09

W. WARNER McNEILLY III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009