STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $54,000.00

Subscribed and sworn to before me, this 28th day of June, 2006.

NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 9-19-09

Dennis Hoeppner
Affiant

Notary Public

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BOULEVARD, SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
DENNIS HOEPPNER 128 HART LANE NASHVILLE, TN 37207 MAP & PARCEL NO. 060-12-0/115.00	DENNIS HOEPPNER 128 HART LANE NASHVILLE, TN 37207

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SUNTRUST BANK,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

DENNIS HOEPPNER,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT CERTAIN REAL ESTATE SITUATED IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS: BEING THE NORTHWESTERLY PART OF LOT NO. 15 AND NORTHEASTERLY PART OF LOT 16 ON THE PLAN OF JOYWOOD HEIGHTS, SECTION 3, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY W. W. TURNER COMPANY, ENGINEERS, JANUARY 15, 1948, AS FOLLOWS: BEGINNING AT A POINT SOUTH 83 DEG. 30 MIN. EAST 122 FEET FROM THE SOUTHEAST TERMINUS OF HART AVENUE; THENCE SOUTHWARDLY 380 FEET, MORE OR LESS, TO A POINT 200 FEET NORTH OF THE NORTHERLY MARGIN OF CAPITOL VIEW AVENUE; THENCE EASTWARDLY AND PARALLEL WITH SAID AVENUE 60.3 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO CHARLIE B. McCAW BY DEED FROM T. W. STREET AND WIFE, OF RECORD IN BOOK (BLANK AS PER DEED), PAGE (BLANK AS PER DEED), REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE WESTERLY LINE OF SAID McCAW PROPERTY, NORTHWARDLY 379.5 FEET; THENCE NORTH 83 DEGS 30 MIN. WEST 60.2 FEET TO THE BEGINNING.

Being the same property conveyed to SunTrust Bank by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated January 12, 2006, and filed of record on January 31, 2006, in Instrument No. 20060131-0011755, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 06/29/06 08:39 2 pgs
Fees:13.00 Taxes:199.80
20060629-0077689

THIS IS IMPROVED PROPERTY KNOWN AS: *128 HART LANE, NASHVILLE, TN 37207*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* 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 HANDS THIS 26 DAY OF JUNE, 2006.

SUNTRUST BANK

by: Annette Holman-Foreman
Vice President

STATE OF VIRGINIA
~~COUNTY O~~F RICHMOND CITY
City

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Annette Holman-Foreman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the Vice President of SunTrust Bank, the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 26 day of June, 2006.

My Commission Expires: 7-31-07

Notary Public

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SPECIAL WARRANTY DEED

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