THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25740-07-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $690,000.00. Nancy Carr Affiant Subscribed and sworn to before me, 1st day of September, 2006. Notary Public My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

SPECIAL WARRANTY DEED

Address New Owner: Joseph C. Gregory Charles A. Rapp 605 Green Park Drive Nashville, TN 37215	**Send Tax Bills To:** Bank of America 900 W. Trade Street Charlotte, N. C.	**Tax Information:** Map No.117.13-0B Parcel No. 071.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SunTrust Bank, Executor, of the Estate of Delores Swallows Alley,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph C. Gregory, unmarried and Charles A. Rapp, unmarried, as joint tenants with right of survivorship** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 605 Green Park Drive, Nashville, TN, 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer(s) on the 1st day of September, 2006.

SunTrust Bank, Executor of the Estate of Delores Swallows Alley, deceased

BY: Nancy Carr, V. Pres.
Nancy Carr

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared Nancy Carr with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the V.P. (or other officer authorized to execute the instrument) of SunTrust Bank, Executor, of the Estate of Delores Swallows Alley, the within named bargainor, a corporation, and that she as such V. P. executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such V.P.

Witness my hand, in Nashville, State of Tennessee, this 1st day of September, 2006.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 09/08/06 12:05 2 pgs
Fees:13.00 Taxes:2553.00

20060908-0111408

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 605 on the Plan of Resubdivision of Lots 605-609 Abbottsford, as of record in Plat Book 6200, page 315, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clyde Alley and wife, Delores Alley by deed dated 3/9/93 from Edd T. Lancaster and wife, Nancy D. Lancaster of record in Book 8883, page 873, Register's Office for Davidson County, Tennessee. The said Clyde Alley has since died. The said Delores Alley (one and the same person as Delores Swallows Alley) has subsequently died, and by her Will of record in Will Book 5802/1859688, Probate Court for Davidson County, Tennessee, she appointed SunTrust Bank, Nashville, N.A., as Executor of her estate and designated that her real estate be treated as personalty for administration purposes. SunTrust Bank, Nashville, N.A. is now known as SunTrust Bank.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants and reciprocal easements contained in an instrument of record in Book 6478, page 177, amended in Book 6530, page 242, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions By-Laws and Restrictions for Abbottsford, of record in Book 6537, page 303, amended and restated in Book 8106, page 1, Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, and in Instrument No. 20010330-0030930, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Dedication of common area to Abbottsford Homeowner's Association, Inc. of record in Book 7175, page 761, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Abbottsford Homeowner's Association, Inc. of record in Book 6548, page 213, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6200, page 315, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6250, page 418, Register's Office for Davidson County, Tennessee.
8. Easement for water line of record in Book 1037, page 572 and Book 1286, page 690, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 6555, page 328, Register's Office for Davidson County, Tennessee.