Return to: first Title and Escrow Company, Inc.
File Number 25783 Box 9B

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

FILE NO: 2006102

Davidson County DEEDWARR
Recvd: 09/08/06 12:15 2 pgs
Fees:13.00 Taxes:1379.18
20060908-0111447

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Melissa K. Roby	(NAME) American Mortgage Express Corp.	Map & Parcel 156-13-0-025
(STREET ADDRESS) 8204 West Chase Court	(STREET ADDRESS) 136 Gaither Drive	
(CITY) Nashville (STATE) TN (ZIP) 37221	(CITY) Mt. Laurel, NJ 08054 (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **SUNTRUST BANK, TRUSTEE, THE JOSEPH COUGHLAN DAVIS 2001 TRUST,** has this day bargained and sold, and does hereby transfer and convey unto the said, **MELISSA K. ROBY, a married person,** Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Revision Two Final Plat for Chase Creek, as of record in Plat Book 9700, page 524, as amended by Revision Three, of record in Instrument #20050725-0086191, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to SunTrust Bank, Trustee, The Joseph Coughlan Davis 2001 Trust, by deed of record in Instrument #20041103-0132650, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $372,750.00

Subscribed and sworn to before me this the 6 day of September, 2006

Affiant

My commission expires: 11/25/08

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 25, 2008

This is improved property known as 8204 West Chase Court, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantee, her successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise.

Whenever 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 hand this 6th day of September, 2006.

SUNTRUST BANK, Trustee, The Joseph Coughlan Davis 2001 Trust

By: Nancy Carr
Its: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

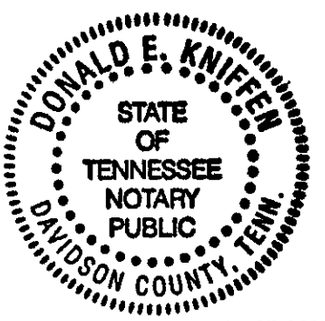
Personally appeared before me, a Notary Public, in and for said County and State, Nancy Carr, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Vice-President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 6 day of September 2006.

Donald E. Kniffen
Notary Public
My Commission Expires: 11/25/2006

ENCUMBRANCES:

1. 2006 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to al matters shown on Plan of record in Book 9700, page 524, Register's Office, Davidson County, Tennessee; amended in Instrument #20050725-0086191, said Register's Office.
3. Subject to Easement for Public Utilities of record in Book 10232, page 329, Register's Office, Davidson County, Tennessee.
4. Subject to Declaration of Covenants, Conditions, By-Laws and Restrictions for Chase Creek of record in Book 10659, page 914, Register's Office, 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.
5. Subject to Order recorded in Instrument #20050722-0085740, Register's Office, Davidson County, Tennessee.



My Commission Expires NOV. 25, 2006