STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $62,000.00

Subscribed and sworn to before me, this 14th day of September, 2006.

Francine D. Scott
Affiant

My Commission Expires: 9-19-09

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public

Davidson County DEEDWARR
Recvd: 09/14/06 14:42 2 pg
Fees:13.00 Taxes:229.40

20060914-0114246

SPECIAL WARRANTY DEED

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

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
FRANCINE D. SCOTT, married 2407 BURCH STREET NASHVILLE, TN 37208 MAP & PARCEL NO. 081-14-0/080.00	FRANCINE D SCOTT 579 LAKESHORE DR OLD HICKORY, TN 37138

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, a Georgia bank, successor in interest by National Bank of Commerce,

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

FRANCINE D. SCOTT,

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:

Land in Davidson County, Tennessee, Being one part of Lot #18 on the map of Georgia industrial realty company's north Nashville property, as of record in Book 421, page 188, of the Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the south margin of Burch Avenue 300 feet west from the westerly margin of 24th avenue north; thence with the margin of Burch Avenue, westerly 50 feet to a point; thence southerly parallel to the west margin of 24th Avenue north, 150 feet to a point; thence easterly 50 feet to a point; thence northerly 150 feet to the point of beginning.

Being the same property conveyed to SUNTRUST BANK, by Successor Trustee's Deed dated August 28, 2006 and filed of record on September 7, 2006, in Instrument No. 20060907-0111060, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *2407 BURCH STREET, NASHVILLE, TN 37208*

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 12 DAY OF SEPTEMBER, 2006.

SUNTRUST BANK

by: Jackie W. Ballos

its: Vice President

STATE OF ~~TENNESSEE~~ VIRGINIA
~~COUNTY~~ OF ~~DAVIDSON~~ RICHMOND CITY

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jackie W. Ballos, 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 12 day of September, 2006.

My Commission Expires: APRIL 30, 2010

Notary Public

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SPECIAL WARRANTY DEED

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