This instrument prepared by ~~and after recording return to:~~

Key Title & Escrow Services, Inc.
Mark W. Kilpatrick, Attorney
215 Jamestown Park Road #204
Brentwood, Tennessee 37027

Send Tax Bills to:

Same as new owner

Map: 162-16
Parcel: 84.00

Davidson County DEEDWARR
Recvd: 06/13/07 12:43 2 pgs
Fees:13.00 Taxes:331.59

20070613-0070905

Address of New Owner:

Linda Ann Straughn
1414 Bell Trace Drive
Antioch, Tn 37013

****

SPECIAL WARRANTY DEED

That **SunTrust Bank** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Linda Straughn,** unmarried (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 61-B on the Plan of Hickory Park Villas Section Two Zone Lot Division, Lots 49 through 56 and 58 through 66, as of record in Book 6250, page 615, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

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, of record as Instrument No. 20070124-0009709, Register's Office for Davidson County, Tennessee, dated January 11, 2007 and recorded on January 24, 2007.

This conveyance is subject to taxes for the year 2007 and subsequent years, and to any and all existing restrictions and easements as may be of record and which affect the property.

This is improved property commonly known as: 1414 Bell Trace Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for itself and its heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself, its successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantee, its successors and assigns, against only such persons whosoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of this, the 7 day of **June, 2007.**

SunTrust Bank

By: _____

Title: _____

SUNTRUST BANK CORPORATE SEAL GEORGIA

State of Virginia
~~County~~ of City

Personally appeared before me, the undersigned, a Notary Public of said County and State, Jackie W. Ballos T, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~she~~ executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that ~~she~~ is Vice President of SunTrust Bank, ~~successor by merger to National Bank of Commerce,~~ the maker, and is authorized by maker to execute this document on its behalf.

WITNESS my hand and official seal, at Office, this 7th day of **June, 2007**.

Carla J. Mosley
Notary Public

My Commission Expires: 7-31-07

CARLA J. MOSLEY NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

State of Tennessee
County of Davidson

The actual consideration or value for this property (whichever is greater) is $89,620.00.

Affiant

Sworn to and subscribed before me this 7th day of **June, 2007**.

Notary Public

My Commission Expires: My Commission Expires: December 12, 2010

KIEL BOSCHELE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Record & Return To:
Bosch Title, LLC
5252 Hickory Hollow Parkway,
Suite 1015
Antioch, Tennessee 37013