27-A ½

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

Davidson County DEEDWARR
Recvd: 07/09/07 08:36 3 pgs
Fees: 18.00 Taxes: 435.82
20070709-0081184

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Michelle C. Reece **5170 Hickory Hollow Pkwy #120** **Antioch, Tn 37013**	Elite Home Loans 109 Westpark Dr. #110 Brentwood Tn 37027	**163-05-0B-185.00**

SPECIAL WARRANTY DEED

That **SunTrust Mortgage, Inc.** (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 **Michelle Reece,** 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"):

See Exhibit "A" attached hereto and made a part hereof.

This is improved property commonly known as: 5170 Hickory Hollow Pkwy. #120, 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 28th day of **June, 2007.**

SunTrust Mortgage, Inc.

By: _____

Title: _____

CORPORATE SEAL 1927 COMMONWEALTH OF VIRGINIA

State of _____
~~County~~ of _____
C.ty

Personally appeared before me, the undersigned, a Notary Public of said County and State, Jackie W. Ballos, 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, the maker, and is authorized by maker to execute this document on its behalf.

WITNESS my hand and official seal, at Office, this 28th day of **June, 2007.**

Carla J Mosley
Notary Public

My Commission Expires: 7-3-07

CARLA J. MOSLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Williamson

The actual consideration or value for this property (whichever is greater) is $117,790.00.

Mary R Parris
Affiant

Sworn to and subscribed before me this 28th day of **June, 2007.**

Charles A Sullivant Jr.
Notary Public

My Commission Expires: 9/22/07

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being all of Lot No. 188 on the Plan of Exhibit "A" Master Deed Lot Layout (Private Element) Phase V Mill Park (formally Hickory Hollow Townhomes), as shown by Plat appearing of record in Instrument No. 200501310011265 of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to SunTrust Mortgage, Inc. by Substitute Trustee's Deed from Priority Trustee Services of Tennessee, LLC as Substitute Trustee dated 3/1/07 and recorded 3/15/07 in Instrument No. 20070315-0031712, Register's Office for Davidson County, Tennessee.

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