AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

FILE NO: 2007069

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

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Lee Gilliam	(NAME) Wells Fargo Bank, N.A.	Map & Parcel 11710003600
(STREET ADDRESS) 2410 Valleybrook Rd.	(STREET ADDRESS) P.O. Box 10373	
(CITY) (STATE) (ZIP) Nashville, TN 37215	(CITY) (STATE) (ZIP) Des Moines, IA 50306	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **SUNTRUST BANK, SUCCESSOR TRUSTEE FOR THE WINIFRED SMITH BREAST LIVING TRUST DATED JULY 5, 2001,** has this day bargained and sold, and does hereby transfer and convey unto the said, **LEE GILLIAM AND DONNA L. GILLIAM, HUSBAND AND WIFE,** Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3 of Block 5 on the Map of Woodmont Estates of record in Book 974, page 29, Register's Office, Davidson County, Tennessee. Said Lot No. 3 fronts 144.4 feet on the north side of Valley Brook Road and runs back between lines 296.4 feet on the east line and 298 feet on the west line, to a dead line in the rear on which it measures 140 feet.

Being the same property conveyed to Winifred Smith Breast, Trustee under that certain trust agreement establishing the Winifred Smith Breast Living Trust, dated July 5, 2001,by Quitclaim Deed of record in Instrument #20010803-0083189, Register's Office, Davidson County, Tennessee. The said Winifred Smith Breast having since died testate and SunTrust Bank was appointed successor trustee with the power to sell and execute deeds to convey real property on behalf of the Trust, under the terms of said trust agreement upon resignation of the named successor co-trustees on December 19, 2006.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $640,000.00.

Subscribed and sworn to before me this the 27th, July, 2007.

Affiant

My commission expires: May 23, 2009

Notary Public

SHIRLEY A. MASON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: May 23, 2009

This is improved property known as 2410 Valleybrook Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their 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 Grantees, their 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 27, July, 2007.

SUNTRUST BANK, SUCCESSOR TRUSTEE FOR THE WINIFRED SMITH BREAST LIVING TRUST DATED JULY 5, 2001

By: Karen B. Sadler

Its: Vice President

Davidson County DEEDWARR
Recvd: 08/03/07 07:24 2 pgs
Fees:13.00 Taxes:2368.00

20070803-0092242

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, Karen B. Sadler, 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 Group 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 27th day of July, 2007

SHIRLEY A. MASON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Shirley A. Mason
Notary Public
My Commission Expires: May 23, 2009

MY COMMISSION EXPIRES:

ENCUMBRANCES:

1. 2007 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of record in Plat Book 974, page 29, Register's Office, Davidson County, Tennessee.