Bk 8

Davidson County DEEDWARR
Recvd: 08/17/07 12:45 3 pgs
Fees:18.00 Taxes:349.65
20070817-0098576

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

****

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Ralph Alexander **5447 Hickory Park Drive** **Antioch, Tn 37013**	Same	**173-04-6.00**

****

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 **Ralph Alexander,** _____ (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: 5447 Hickory Park 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 13 day of **August, 2007.**

SunTrust Bank

By: _____
Vice President

Title: _____

Virginia

State of ~~City~~
~~County~~ of **Richmond**

Personally appeared before me, the undersigned, a Notary Public of said County and State, Annette Holman-Foreman, 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 13 day of **August, 2007.**

Jessica D Rowe
Notary Public
Id #346509
My Commission Expires: 8/31/09

I was Commissioned as Jessica L. Crowe

JESSICA LYNN CROWE NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

State of Tennessee
County of Davidson

The actual consideration or value for this property (whichever is greater) is $94,500.00.

Affiant

Sworn to and subscribed before me this 16th day of **August, 2007.**

Notary Public

My Commission Expires: 3-20-2010

DEBORAH H. BERRIER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 71-A on the Plan of Hickory Park Villas, Section Three, Zone Lot Division, Lots 71, 72, 73, and 74, as of record in Book 6250, page 812, Register's Office for Davidson County, Tennessee, to which 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. of record as Instrument No. 20070221-0021320, Register's Office for Davidson County, Tennessee, dated February 8, 2007 and recorded February 21, 2007.

This conveyance is subject to taxes for the year 2007, which have been prorated and assumed by the grantee herein, to taxes for subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.