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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 26973-08-2007**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,495,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, 20th day of September, 2007.<br><br>Notary Public<br><br>My Commission Expires:<br><br>My Commission Expires JULY 19, 2008 |

C. Runcie Clements, IV, Executor

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

# SPECIAL WARRANTY DEED

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| **Address New Owner:**<br>SunTrust Bank, Trustee<br>Real Estate Division, #252<br>P.O. Drawer 4655<br>Atlanta, GA 30302 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>116070014.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **C. Runcie Clements, IV., Executor of the Estate of Elizabeth M. Clements, Deceased** , ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SunTrust Bank, Trustee u/a Frances Hoyt Shropshire Trust dated July 11, 2000** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 400 Sunnyside Drive, Nashville, TN, 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument, the corporate party by its duly authorized officer(s) on the 20th day of September, 2007.

C. Runcie Clements, IV, Executor

C. Runcie Clements, IV., Executor

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **C. Runcie Clements, IV., Executor of the Estate of Elizabeth M. Clements, Deceased**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of September, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 09/26/07 14:37 2 pgs
Fees:13.00 Taxes:5531.50

20070926-0114939

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. B on the Plan of Resubdivision of Lot Nos. 20-23 and the southerly 50 feet of Lot No. 24 as shown on the unrecorded plan of Honeywood Subdivision, as of record in Plat Book 5200, page 324, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to C. R. Clements, III. and wife, Elizabeth M. Clements by Warranty Deed dated August 6, 1991 from Steve Fridrich Construction Co., Inc. of record in Book 8418, page 281, Register's Office for Davidson County, Tennessee. C. R. Clements, III. has since died on March 17, 2006. Elizabeth M. Clements has since died on November 29, 2006 and by her Will in Docket No. 06P1947, Probate Court for Davidson County, Tennessee, directed that her property be administered as part of her probate estate. Letters Testamentary were issued to C. Runcie Clements, IV. on December 5, 2006.

This conveyance is made subject to:

1. 2007 State/City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 5200, page 324, Register's Office for Davidson County, Tennessee.