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: 03/12/08 08:39 3 pgs
Fees:18.00 Taxes:662.30
20080312-0024752

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Rebecca Hoggan Frazier **626 Skyview Drive** **Nashville, Tn 37206**	**U. S. Bank N. A.** **4801 Frederica St.** **Owensboro, KY 42301**	**83-10-346**

SPECIAL WARRANTY DEED

That **SunTrust Mortgage** (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 **Rebecca Hoggan Frazier and husband, John E. Frazier, III**, (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 Rutherford 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: 626 Skyview Drive, Nashville, Tennessee 37206.

This conveyance is subject to taxes for the year 2008 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

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 21 day of **February, 2008.**

SunTrust Mortgage, Inc.

By: _____

Title: Vice President

State of Virginia
~~County~~ of Richmond
City

Personally appeared before me, the undersigned, a Notary Public of said County and State, Wayne Machol, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he/she is Vice President of **SunTrust Mortgage, Inc.**, the maker, and is authorized by maker to execute this document on its behalf.

WITNESS my hand and official seal, at Office, this 27 day of **February, 2008.**

Loray V Paige
Notary Public

My Commission Expires: 10/31/2011

LORAY V. PAIGE
Notary Public
Commonwealth of Virginia
7111403
My Commission Expires Oct 31, 2011

LORAY V PAIGE NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

State of Tennessee
County of Williamson

The actual consideration or value for this property (whichever is greater) is $179,000.00.

Charles A Sullivan Jr
Affiant

Sworn to and subscribed before me this 27 day of **February, 2008.**

Mark W Kilpatrick
Notary Public

My Commission Expires: 4/5/9

MARK W. KILPATRICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 44 on the map of Rolling Acres, of record in Book 1130, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Said Lot fronts 75 feet on the Westerly side of Sky View Drive and runs back between line 155.9 feet on the North line and 156.8 feet on the South line, to a dead line on which it measures 75 feet.

Being the same property conveyed to SunTrust Mortgage by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., Substitute Trustee, dated 8/09/07 and recorded on 8/21/07 in Instrument No. 20070821-0099888, Register's Office for Davidson County, Tennessee.