THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $176,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2008.

Notary Public
My Commission Expires: 3/7/11

FROM:
SUNTRUST BANK,
SUCCESSOR BY MERGER TO
NATIONAL BANK OF COMMERCE

TO:
COLIN R. HELDT

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	PARCEL I.D. NO.:
COLIN ROBERT HELDT 5117 W. Oak Highland Dr. Antioch, TN 37013	SunTrust Mortgage, Inc. 901 Semmes Ave. Richmond, VA 23235	173040A12000CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SUNTRUST BANK, SUCCESSOR BY MERGER TO NATIONAL BANK OF COMMERCE,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **COLIN R. HELDT, unmarried** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

BEING Lot No. 120 on the Plan of Oak Highlands, Phase One, A Planned Unit Development, of record in Plat Book 6900, page 432-435, and amended in Plat Book 8037, page 362, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to SunTrust Bank, successor by merger to National Bank of Commerce, by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee, of record in Instrument 20080328-0031234, said Register's Office.

This conveyance is subject to: (1) 2008 county taxes, which have been prorated and assumed by the Grantees, (2) all matters appearing on the plan of record in Plat Book 6900, pages 432-435 and Plat Book 8037, page 362, (3) Storm Water Detention Agreement of record in Book 7189, page 379, and Instrument 20010503-0045314, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 7350, page 24, Book 7367, page 587, Book 8765, page 77, Instrument 20000428-0042354, Instrument 200207250089130 and Instrument 20020725-0089131, said Register's Office.

The street address of the Real Property is : 5117 W. Oak Highland Drive, Antioch, TN 37013
_____ Unimproved / __X__ Improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number 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 caused this SPECIAL WARRANTY DEED to be executed on this 1st day of APRIL, 2008.

Davidson County DEEDWARR
Recvd: 04/17/08 10:47 2 pgs
Fees:13.00 Taxes:654.53
20080417-0038945

GRANTOR:

SUNTRUST BANK
SUCCESSOR BY MERGER TO
NATIONAL BANK OF COMMERCE

By _____

Vice President
Title

STATE OF Virginia
~~COUNTY~~ OF Richmond City

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Wayne Machol, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Vice President of SunTrust Bank, Successor by Merger to National Bank of Commerce, the within named bargainer(s) and corporation, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Wayne Machol as such Vice President.

Witness my hand and official seal this 1 day of April, 2008.

My Commission Expires: _____

Natalie Baguley
NOTARY PUBLIC

NATALIE BAGULEY
Notary Public
Commonwealth of Virginia
7121027
My Commission Expires Nov 30, 2011