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

Davidson County DEEDWARR
Recvd: 11/21/08 13:39 2 pgs
Fees:13.00 Taxes:2164.50
20081121-0114691

FILE NO: 2008080

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) John D. Starbuck, Jr.	(NAME) NEW OWNER	Map & Parcel 130-01-201
(STREET ADDRESS) 5141 Boxcroft Place	(STREET ADDRESS)	
(CITY) Nashville (STATE) TN (ZIP) 37205	(CITY) (STATE) (ZIP)	

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, formerly THIRD NATIONAL BANK IN NASHVILLE, TRUSTEE UNDER THE WILL OF SARAH C. RICKETSON, DECEASED,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **JOHN D. STARBUCK,** Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Jr.

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Boxcroft, a Planned Unit Development as of record in Book 4860, page 28, Register's Office, Davidson County, Tennessee, to which said plan reference is made for a more complete description.

Being the same property conveyed to Sarah C. Ricketson, a married woman, by deed of record in Book 9981, page 470, Register's Office, Davidson County, Tennessee. The said Sarah C. Ricketson having since died testate and her will of record in in Will Book 205, page 561, Probate Court of Davidson County, Tennessee, devised property to Third National Bank in Nashville, now SunTrust Bank, as Trustee under the following testamentary trusts: Marital Trust for the benefit of husband, Greer Ricketson, and upon his death (July 31, 2007), to the Trust for Children; with full statutory powers set out under TCA Sect. 35-50-110.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $585,000.00.

Subscribed and sworn to before me this the 18th, November 2008.

Affiant

My commission expires: 9/20/10

Notary Public

SHERRI A. SCHMONSKY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires

This is improved property known as 5141 Boxcroft Place, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever. Grantor covenants that it is 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.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his 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 14, November, 2008.

SUNTRUST BANK, formerly THIRD NATIONAL BANK IN NASHVILLE, TRUSTEE UNDER THE WILL OF SARAH C. RICKETSON, DECEASED

By:

Its: VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, **David P. Rogers,** 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, and who further acknowledged that he is the 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.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Witness my hand and official seal at Nashville, Tennessee, this 1st day of November, 2008

My Commission Expires: October 24, 2010

Notary Public
My Commission Expires: 10-24-10

ENCUMBRANCES:

1. 2009 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of Boxcroft, a Planned Unit Development, of record in Book 4860, page 28, Register's Office, Davidson County, Tennessee.
3. Subject to Restrictive Covenants of record in Book 4392, page 76, amended in Book 4956, page 648, and corrected in Book 5430, page 263, Register's Office of Davidson County, which restrictions contain a lien for assessments and a right of first refusal in favor of the Association of Owner of Boxcroft.
4. Subject to the Bylaws of the Association of Owners of Boxcroft recorded in Book 5365, page 7, Register's Office of Davidson County, Tennessee.