Record & Return to:
Victory Title & Escrow, LLC
695 President Place, Suite 203
Smyrna, TN 37167
VTC90100082

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 17th day of March, 2009 by and between **SunTrust Bank** party of the first part, and Theresa Barnes, a single woman party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson Tennessee:

Lot 54, Plan of Castlegate, Section 1, as shown in Book 4460, Page 115, in the Register's Office of Davidson, County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed to Grantor herein by Corrective SubstituteTrustee's Deed of record in 20090327-0027611 and Quit Claim Deed of record in 20090327-0027610, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtnances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easements and other matters of record including in Book 4460, Page 115, in the Register's Office of Davidson County, Tennessee; year 2009 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

BILL GARRETT, Davidson County
Trans:T20090020270 DEEDWARR
Recvd: 03/27/09 10:56 2 pgs
Fees:13.00 Taxes:425.50
20090327-0027612

WITNESS the signature of the said party of the first part the day and year first above written.

SunTrust Bank
By: _____
Printed Name: JACKIE W. BALLOS
Title: V.P.

SUNTRUST BANK CORPORATE SEAL GEORGIA

STATE OF VIRGINIA
~~**COUNTY**~~ **OF** RICHMOND CITY

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared JACKIE W. BALLOS, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the V.P. of **SunTrust Bank,** the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **SunTrust Bank**

WITNESS my hand, at office, this 19 day of February, 2009.

_____
Notary Public

Commission Expiration: July 31 2012

AUBREY S. DESPORTES JR.
Notary Public
Commonwealth of Virginia
327765
My Commission Expires Jul 31, 2012

AUBREY S. DESPORTES, JR. NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF16893/2006478

PROPERTY ADDRESS:
120 Lake Terrace Circle
Nashville, TN 37217

PARCEL ID NUMBER: 136-14-0-054.00

PROPERTY OWNER AND ADDRESS:
~~120 Lake Terrace Circle~~
~~Nashville, TN 37217~~-4211
Theresa Ann Barnes

MAIL TAX BILLS TO:
~~PLG Funding~~
~~1633 West Lake Ave. N.~~ Ste. 200
~~Seattle, WA 98109~~

State of ~~Tennessee~~
County of ~~Rutherford~~

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $115,000.00 which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant _____

Subscribed and sworn before me this 11th day of March, 2009.

_____
Notary Public

Commission expiration:
This deed is prepared with information provided by First American Title Insurance Company
F:\USERS\CHRIS\SunTrust\SWD.SunTrustBAnk. Lake Terrace.Davidson.wpd

VERONICA E. VICTORY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires
February 18, 2013