BILL GARRETT, Davidson County
Trans:T20090020778 DEEDWARR
Recvd: 03/30/09 14:49 4 pgs
Fees:23.00 Taxes:4532.50
20090330-0028451

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-090300187A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: JENNIFER H. BROWN	SEND TAX BILL TO: JENNIFER H. BROWN	MAP/PARCEL NUMBERS: 158 11 0 A; 7.00
(Name) 5111 Maryland Way, #201	(Name) 5111 Maryland Way, #201	
(Address) Brentwood, TN 37027	(Address) Brentwood, TN 37027	
(City) (State) (Zip)	(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 Mortgage Inc., Grantor, has this day bargained and sold, and does hereby transfer and convey unto JENNIFER H. BROWN, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 344 White Swan Crossing, Brentwood, TN, 37027, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are 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 in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

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.

(Continuation of Special Warranty Deed)

Witness our hand as of the 26th of March, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Suntrust Mortgage Inc.

By: _____

Name: WAYNE A. MACHOL

Its: V.P.

State of VIRGINIA

~~County~~ City of RICHMOND

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared WAYNE A. MACHOL, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the V.P. (Title of person signing) of SUNTRUST MORTGAGE, INC. (Name of Company), a VIRGINIA CORPORATION, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said _____ for the purposes therein contained.

~~Witness my hand and official seal at~~ office in RICHMOND, VA., this MARCH 26, 20

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

_____
Notary Public

My Commission Expires: JULY 31, 2012

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

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,225,000.00

_____
Affiant

Subscribed and sworn to before me this 30th day of March, 2009

_____
Notary Public

My Commission Expires: 10/22/11

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

RE: 344 White Swan Crossing, Brentwood, TN 37027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 7, as shown on the Map entitled Cambridge Downs Subdivision, of record as Instrument No. 20050727-0087930, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SunTrust Mortgage, Inc, its successors and assigns by Successor Trustee's Deed from Ronald G Steen, Jr., recorded 7/16/2008, Instrument No. 20080716-0073089, in the Register's Office for said county.

RE: 344 White Swan Crossing, Brentwood, TN 37027

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 344 White Swan Crossing, Brentwood, TN 37027