Address new owner:	Send Tax Bills to:	Map-Parcel
Raymond H. Becker	Same	084-11-0-090
3800 Windemere Drive		
Nashville, TN 37214		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUNTRUST BANK, A GEORGIA CORPORATION, AS TRUSTEE UNDER THE WILL OF PHYLLIS H. PETERS**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **RAYMOND H. BECKER AND WIFE, CAROLYN B. BECKER**, hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE ATTACHED EXHIBIT "A")

This is improved property known as 2809 Renee Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under it, but no further or otherwise.

Witness our hands this the 30th day of March, 2009 .

SUNTRUST BANK, A GEORGIA CORPORATION, AS TRUSTEE UNDER THE WILL OF PHYLLIS H. PETERS

By Karen Sadler

Title Vice President

BILL GARRETT, Davidson County
Trans:T20090022386 DEEDWARR
Recvd: 04/03/09 14:20 3 pgs
Fees:18.00 Taxes:506.90
20090403-0030593

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Karen Sadler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Vice President of SUNTRUST BANK, A GEORGIA CORPORATION, TRUSTEE, the within named bargainor, a corporation, and that she, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such officer.

Witness my hand and official seal at office, this the 30th day of March, 2009.

Jo Ann Smith
Notary Public

My Commission expires: 5-22-2010

JO ANN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $137,000.00

Carolyn Bucker
Affiant

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

Jo Ann Smith
Notary Public

My Commission expires 5-22-2010

JO ANN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

This instrument prepared by:
R. Kirkland Moser, Attorney
201 Fourth Avenue, North, Suite 150
Nashville, TN 37219

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 46, as shown on the map entitled Sunny Acres, Section Two, of record in Plat Book 2663, page 39, 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 Charles L. Peters and wife, Phyllis H. Peters by deed from Gilbert Choate and wife, Leola C. Choate, of record in Book 3096, page 247, dated June 15, 1960, said Registe'rs Office. The said Charles L. Peters having predeceased Phyllis H. Peters, and the said Phyllis H. Peters having since died on or about October 11, 2008. The Last Will and Testament of Phyllis H. Peters filed with the Davidson County Probate Clerk's Office as Docket No. 08P-1719, devised the said property to SunTrust Bank, Nashville, N. A., as Trustee.

. THIS CONVEYANCE IS MADE SUBJECT TO:

1. Davidson County Taxes for 2009 which have been prorated and assumed by the Grantee.

2. Matters shown on the Plan of record in Plat Book 2663, page 39, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 2736, page 124, said Register's Office.