BILL GARRETT, Davidson County
Trans:T20090024903 DEEDWARR
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Fees:23.00 Taxes:218.30



20090415-0034230

Prepared By and Return to:
LandCastle Title, LLC
2401 Lake Park Drive, Suite 150
Smyrna, GA 30080
File Number: NSR-090200147S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Gilbert L. Smith	SEND TAX BILL TO: Gilbert L. Smith	MAP/PARCEL NUMBERS: 10812016800
(Name) 3332 Elm Hill PK.	(Name) Same as	
(Address) Nashville, Tn 37214	(Address) New Owner	
(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 Bank, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Gilbert L. Smith, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1223 Timber Valley Dr., Nashville, TN, 37214, 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 2/27/09, 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 Bank

By: _____

Name: Rebecca W. Shaia

Its: V.P.

State of VIRGINIA

County of ~~County~~ RICHMOND CITY

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Rebecca W. Shaia, 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 SAXON 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 February 27, 2009.

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

Notary Public

My Commission Expires: July 31 2012

State of TN

County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $59,000.00

Affiant

Subscribed and sworn to before me this 3/19/09

Notary Public

My Commission Expires: 11/22/09

TABITHA J. KING
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

RE: 1223 Timber Valley Dr, Nashville, TN 37214

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 48-B, Zone Lot Division Lots 46, 47 and 48, East Lake Subdivision, Section 4, of record in Plat book 6250, Page 152, amending Plat Book 5200 Page 245, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to SunTrust Bank, its successors and assigns, by Trustee's Deed from Nationwide Trustee Services, Inc, recorded 9/11/2008, Instrument No. 20080911-0093093, in the Register's Office for said county.

RE: 1223 Timber Valley Dr., Nashville, TN 37214

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: 1223 Timber Valley Dr., Nashville, TN 37214