THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2009060458GA1

BILL GARRETT, Davidson County
Trans:T20100014977 DEEDWARRSP
Recvd: 03/15/10 08:54 4 pgs
Fees:23.00 Taxes:166.50
20100315-0019245

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 4 day of March, 2010, by and between **SunTrust Bank.** as party of the first part, located at 1001 Semmes Ave, Richmond, Virginia 23244 and, **Barry A. Brewer and William E. Brewer,** party of the second part located at _____;

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 pat has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 150-B on the Plat of Zone Lot Division, Harbor Gate Subdivision, Section Two, Lots 148 through 154, of record in Plat Book 6250, Page 33, as amended in Plat Book 6900, Page 251, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

The last Deed of record was filed at Instrument Number 20090623-0058446 in the Register's Office of Davidson County, Tennessee.

Property: 1107 Mary Evelyn Ct Nashville TN 37217
Parcel ID No.: 15002045200

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

The said party of the first part does hereby covenant with the said party 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;

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 it, but not further or otherwise

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 their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **SunTrust Bank**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

SunTrust Bank

BY: _____

TITLE: DONALD W. COURTNEY

V.P.

STATE OF VIRGINIA

~~COUNTY~~ City OF RICHMOND

Before me, a Notary Public in and for said State and ~~County~~ City, duly commissioned and qualified, personally appeared DONALD W. COURTNEY, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the V.P. of SUNTRUST BANK, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 2 day of MARCH, 2010

_____
Notary Public

My Commission Expires: July 31, 2012

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

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Property: 1107 Mary Evelyn Ct Nashville TN 37217
Parcel ID No.: 15002045200
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Mail Tax Notices To and Property Owner:

Barry Brewer
2007 East Stirling Ct.
Hendersonville TN 37075

I, or we, 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 $ 45,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 4 day of March, 2010

Notary Public

My Commission 9-19-2011

MICHELLE HIGHTOWER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-19-2011