THIS DOCUMENT PREPARED BY
(AND AFTER RECORDING RETURN TO):

Elaine Garcia-Romero
Smart Title and Settlement Services, Inc.
10 Fairway Drive
Suite 200
Deerfield Beach, FL 33441
Telephone: 954-202-1000 Fax: 954-202-1999
File No. 10041003

Parcel No.: Map-Par. 108-03-0-047.00

Property Address:
3070 Casa Drive
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans: T20100028599 DEEDWARRSP
Recvd: 05/12/10 12:51 2 pgs
Fees: 13.00 Taxes: 175.75
20100512-0036576

---Above This Line Reserved For Official Use Only---

SPECIAL WARRANTY DEED

This Indenture, made and entered into this 6th day of May, 2010, by and between **SunTrust Bank**, 303 Peachtree St., NE, Atlanta, GA 30308, a Corporation organized and existing under the laws of the state of Georgia, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **Gilbert Smith**, a married man, hereinafter called "GRANTEE," his heirs and assigns, a certain tract or parcel of land located in **Davidson County**, **Tennessee**, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 95-A, Zone Lot Division, Lots No. 94, 95, 96 and 97, as shown on the map entitled Patio Villa, Section 5, of record in Book 5200, page 633 as amended in Book 6250, page 490, 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 Bank, by Substitute Trustee's deed of record as Instrument No. 20091012-0094600, dated October 1, 2009, said Register's Office.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

To have and to hold the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the Grantee, his heirs and assigns, in fee simple forever.

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 or otherwise.

The following reservations from and exceptions 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 the 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.

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

Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 6th day of May, 2010.

SUNTRUST BANK

By: _____

Its Mark P. Paniccia, VP

STATE OF VIRGINIA
City of Richmond

On this, the 3 day of May, 2010, before me, the undersigned officer, personally appeared MARK P. PANICCIA (name) and, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself/herself as V.P. (title).

Notary Public
My Commission expires: July 31, 2012

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

Property Id. No.
Map-Par. 108-03-0-047.00
3070 Casa Drive
Nashville, TN 37214

AFFIDAVIT of VALUE

State of Florida
County of Broward

I swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $47,500.00, which amount is equal to or greater than the amount which the property transferred would summon at a fair voluntary sale.

Subscribed and sworn to before me this 5th day of May 2010

Notary Public
My commission expires: 6-3-2013

Grantor's Name, Address, Phone:
SunTrust Bank
303 Peachtree St., NE
Atlanta, GA 30308

Grantee's Name, Address, Phone:
Gilbert Smith
3332 Elm Hill Pike
Nashville, TN7214

Mail Tax Notices to:
Gilbert Smith
3332 Elm Hill Pike
Nashville, TN7214

SHERRI M LEMON
MY COMMISSION # DD096033
EXPIRES June 03, 2013
(407) 398-0153 FloridaNotaryService.com