BILL GARRETT, Davidson County
Trans:T20100050815 DEEDWARRSP
Recvd: 08/16/10 15:54 2 pgs
Fees:13.00 Taxes:149.85
20100816-0064714

Property Address:
706 Lawrence Avenue
Old Hickory, TN 37138

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 10th day of August, 2010 by and between **SunTrust Bank** party of the first part, and **Faye Thompson, unmarried** party of the second part.

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

Lot 125, Plan of Section A, Village of Old Hickory, as shown on plat of record in Plat Book 1424, Page 68, in the Register's Office of **Davidson** County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed to Grantor herein by Substitute Trustee's Deed of record at Instrument No. 20091223-0116665 and re-recorded at Corrective Substitute Trustee's Deed of record at Instrument No. 20100405-0024877, in the Register's Office of **Davidson** County, Tennessee.

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

And the said party of the first part does hereby covenant with the said part 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; that the same is unencumbered, except for subdivision restrictions, building lines, Easements and other matters of record including in Plat Book 1424, Page 68; Restrictions & Easements of record in Book 1758, Page 146, in the Register's Office of **Davidson** County, Tennessee; year 2010 property taxes; and matters that would be revealed by a current survey;

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 party of the first part, but not further or otherwise.***

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

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 to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

SunTrust Bank

By: _____
Printed Name: Julie C. Riley, VP
Title: Vice President

STATE OF VIRGINIA
CITY OF RICHMOND

Before me, the undersigned Notary Public of the aforesaid City and State, personally appeared Julie C. Riley, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the **Vice President** of **SunTrust Bank,** the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **SunTrust Bank**

WITNESS my hand, at office, this 4 day of August, 2010.

_____
Notary Public

Commission Expiration: 7/31/2012

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

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
2277842

PROPERTY ADDRESS:
706 Lawrence Avenue
Old Hickory, TN 37138

PARCEL ID NUMBER: 44-15-40

PROPERTY OWNER & PROPERTY ADDRESS/ MAIL TAX BILLS TO:
Faye Thompson
706 Lawrence Avenue
Old Hickory, TN 37138

State of Tennessee
County of Shelby

I, or we, hereby 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 **$40,500.00** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn before me this 10th day of August, 2010.

_____
Notary Public

Commission expiration: 2-13-13

PHYLLIS W. FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

This deed is prepared with information provided by First American Title Insurance Company
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