BILL GARRETT, Davidson County
Trans:T20100066059 DEEDWARRSP
Recvd: 10/19/10 09:38 2 pgs
Fees:13.00 Taxes:1517.00
20101019-0083517

THIS DOCUMENT PREPARED BY
(AND AFTER RECORDING RETURN TO

Record & Return to:
Southland Title
7101 Executive Center Drive
Suite 151
Brentwood, TN 37027

Prepared by: Smart Title and Settlement Services, Inc.
Smart Title File No. 10091224

Parcel No.: 160-02-0-057

Property Address:
5211 Franklin Pike
Nashville, TN 37220

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

SPECIAL WARRANTY DEED

This Indenture, made and entered into this 5 day of October, 2010, by and between **SunTrust Mortgage, Inc.**, 1001 Semmes Ave, Richmond, VA 23224, a Corporation organized and existing under the laws of the state of Virginia, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **Angela Nguyen**, hereinafter called "GRANTEE," her 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(s) 1, as shown on the map entitled Russellwood Heights, of record as Plat Book 3842, page 188, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning at a point in the southerly margin of Willowdale Court at the common corner of Lots 1 and 2; thence with the margin of said Court, easterly 295 feet to a point at the beginning of a curve; thence around said curve, southeasterly 39.97 feet to a point in the westerly margin of Franklin Road; thence with the margin of the same, southerly 272.5 feet to a point; thence leaving said road, westerly 260.64 feet to the common rear corner of Lots 1 and 2; thence with the line between said lots, northwardly 310.3 feet to the point of beginning.

Being the same property conveyed to SunTrust Mortgage, Inc., by deed from Nationwide Trustee Services, Inc., as Substitute Trustee, of record as Instrument No. 20100729-0059339, dated July 15, 2010, 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, her 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 5th day of October, 2010.

SUNTRUST MORTGAGE, INC.

By: _____
Its Vice President

STATE OF VIRGINIA
Independent City of Richmond

On this, the 5 day of Oct, 2010, before me, the undersigned officer, personally appeared Cheryl L Bowley (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 Vice President (title).

_____
Notary Public
My Commission expires: 3/31/12

DAWN MCCAULEY FLORENCE NOTARY PUBLIC REG # 146947 MY COMMISSION EXPIRES 03/31/12 COMMONWEALTH OF VIRGINIA

Parcel No.: 160-02-0-057

Property Address:
5211 Franklin Pike
Nashville, TN 37220
AFFIDAVIT of VALUE

State of Tennessee
County of Williamson

I swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $410,000.00, 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 5 day of October, 2010.

_____
Notary Public
My commission expires: 05-06-13

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Grantor's Name, Address, Phone:
SunTrust Mortgage, Inc.
1001 Semmes Ave
Richmond, VA 23224

Grantee's Name, Address, Phone:
Angela Nguyen
5211 Franklin Pike
Nashville, TN 37220

Mail Tax Notices to:
Angela Nguyen