BILL GARRETT, Davidson County
Trans:T20100069444 DEEDWARRSP
Recvd: 11/02/10 11:10 3 pgs
Fees:18.00 Taxes:296.00
20101102-0087699

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Robert Jones and wife, **Deborah Jones**	**Same**	**083-05-0-032**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Suntrust Banks, Inc., Trustee of the Testamentary Trust Created under the Last Will & Testament of Dorothy D. Beaty, Deceased** (hereinafter the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Robert Jones and wife, Deborah Jones** (hereinafter the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot(s) 10 of Block "B", as shown on the map entitled Eastwood Addition, of record as Plat Book 332, page 63, 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 BANKS, INC., TRUSTEE OF THE TESTAMENTARY TRUST CREATED UNDER THE LAST WILL & TESTAMENT OF DOROTHY D. BEATY, by deed from SUNTRUST BANKS, INC., IN IT'S CAPACITY AS THE DULY APPOINTED AND SERVING EXECUTOR OF THE ESTATE OF DOROTHY D. BEATY, of record as Instrument No. 20100421-0030064, dated April 14, 2010, said Register's Office.

This is improved property commonly known as: 1030 Seymour Avenue, Nashville, Davidson County, Tennessee 37206. This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, their successors and assigns, forever.

The Grantor, for itself and it's successors and assigns covenants with the Grantee that the Grantor are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind itself and it's successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the 26 day of October, 2010.

Suntrust Banks, Inc.,
Trustee of the Testamentary Trust Created under the Last Will & Testament of Dorothy D. Beaty, Deceased

By: _____
David P. Rogers
Its: Vice President

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **David P. Rogers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Vice President of Suntrust Banks, Inc., Trustee of the Testamentary Trust Created under the Last Will & Testament of Dorothy D. Beaty, Deceased the within named bargainor, a corporation, and as such Vice President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 26th day of October, 2010.

SHIRLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Shirley A. Mason
Notary Public
My commission expires: **My Commission Expires: May 6, 2013**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $80,000.00.

Deborah Jones
Affiant

Sworn to and subscribed before me this
27th day of October, 2010.

Kimberly P. Hurst
Notary Public
My Commission Expires: 5-2-2011

KIMBERLY P. HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011