Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This Instrument Prepared By and Return to:	Name and Address of Property Owner:	Property Address:
James C. Cotey Stites & Harbison, PLLC SunTrust Plaza 401 Commerce Street, Suite 800 Nashville, TN 37219	John J. Joyce 1920 Adelicia Street, #300 Nashville, Tennessee 37212	1100 & 1106 Boscobel Street Nashville, Tennessee 37206

Mail Tax Bills to:	Fees and Taxes:	$___	Tax Parcel ID#:
John J. Joyce	Recording Reg. Fee:	$___	
1920 Adelicia Street, #300	Transfer tax:	$___	083-13-0-177
Nashville, Tennessee 37212	Total:	$___	083-13-0-178

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 16th day of July, 2012, by and between SUNTRUST BANK, a Georgia banking corporation ("Grantor") and JOHN J. JOYCE ("Grantee");

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate (the "Property") situated and being in the County of Davidson, State of Tennessee:

See **Exhibit A** attached hereto and made a part hereof.

Being the same property conveyed to Grantor by Deed recorded under Instrument No. 20110414-0028661, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor conveys the Property, including any after-acquired title of Grantor, free of encumbrances created or suffered by Grantor, except those encumbrances set forth in this Special Warranty Deed, and Grantor does hereby warrant and forever defend the title to the Property to Grantee and its successors and assigns against the lawful claims of all persons claiming by, through or under a conveyance by Grantor, but not further or otherwise.

This conveyance is made subject to (i) the lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not

BILL GARRETT, Davidson County
Trans:T20120053307 DEEDWARRSP
Recvd: 07/19/12 14:16 4 pgs
Fees:23.00 Taxes:1110.00
20120719-0063620

yet due and payable, (ii) all applicable laws (including zoning, building ordinances and land use regulations), (iii) all easements, restrictions, covenants, agreements, conditions, and other matters of record, and (iv) all matters that may be revealed by a current and accurate survey or inspection of the property.

WITNESS the execution of this Indenture by Grantor the day and year first above written.

SUNTRUST BANK, a Georgia banking corporation

By: _____

Print Name: Lee C. Duncan, V.P.

Title: _____

STATE OF GEORGIA

COUNTY OF FULTON

Before me, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared Lee C. Duncan, V.P., with whom I am personally acquainted, and who upon oath acknowledged himself to be V.P. of SUNTRUST BANK, the within named bargainor, a Georgia banking corporation and that he as such V.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of SUNTRUST BANK by himself as V.P.

WITNESS my hand and official seal at office this 16 day of July, 2012.

_____
NOTARY PUBLIC

My Commission Expires:

VALERIE A RANNE
Notary Public
Fulton County
State of Georgia
My Commission Expires Sep 9, 2014

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 $300,000.00, 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 17th day of July, 2012.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

TRACT 1

Land in Davidson County, Tennessee, being Lot Nos. 174, 175, and 176 on the Plan of East Edgefield Addition, now East Nashville, as of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 174, 175 and 176 each front 50 feet on the southerly side of Boscobel Street, formerly Magnolia Street, and run back between parallel lines 170 feet to an alley.

TRACT 2

Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of East Edgefield Addition, now East Nashville, as of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 173 fronts 50 feet on the southerly side of Boscobel Street, formerly Magnolia Street; and runs back between parallel lines 170 feet to an alley.

Tract 1 and Tract 2 being the same property conveyed to SunTrust Bank by Successor Trustee's Deed on April 12, 2011 and of record as Instrument No. 20110414-0028661 in the Register's Office of Davidson County, Tennessee.