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	J. Blake Carter and Stefanie P. Carter C/O Blake Carter Gideon Cooper and Essary, PLC 315 Deaderick Street Suite 1100 Nashville, Tennessee 37238	5500 Stanford Drive Nashville, Tennessee 37215

Mail Tax Bills to:	Fees and Taxes: $___ Recording Reg. Fee: $___ Transfer tax: $___ Total: $___	Tax Parcel ID#:
J. Blake Carter and Stefanie P. Carter C/O Blake Carter Gideon Cooper and Essary, PLC 315 Deaderick Street Suite 1100 Nashville, Tennessee 37238		130-16-061

BILL GARRETT, Davidson County
Trans:T20120056284 DEEDWARRSP
Recvd: 07/31/12 14:57 4 pgs
Fees:23.00 Taxes:869.50
20120731-0067560

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 31st day of July, 2012, by and between SUNTRUST BANK, a Georgia banking corporation ("Grantor") and J. BLAKE CARTER and STEFANIE P. CARTER, husband and wife ("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. 20111006-0077883, 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 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: _____

SUNTRUST BANK CORPORATE SEAL GEORGIA

STATE OF ~~NORTH CAROLINA~~ Georgia

COUNTY OF ~~WAKE~~ 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 27 day of July, 2012.

_____
NOTARY PUBLIC

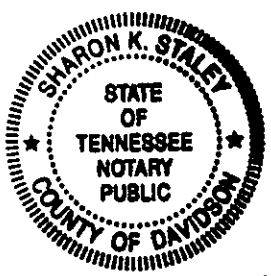
My Commission Expires:

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 $235,000.00, 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 31ST day of July, 2012.



MY COMMISSION EXPIRES:
NOVEMBER 7, 2012

Notary Public

My Commission Expires:

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

Land in Davidson County, Tennessee, being part of Lot No. 26 on the Plan of Stanford and Criswell's Subdivision of Westwood, as of record in Book 974, Page 14, Register's Office for Davidson County, described as follows:

Beginning at a point on the easterly margin of the Hillsboro Road, at the southwest corner of a part of Lot No. 26 conveyed to Hillsboro Water Company, Inc. by deed from R. M. Houston, Trustee, of record in Book 1072, Page 7, said Register's Office; thence with the easterly margin of said Road, Southwardly 283.3 feet to the northwest corner of Lot No. 25 on said plan; thence with the line between Lots Nos. 25 and 26, Eastwardly 450 feet, more or less, to the western boundary line of Lot No. 22 on said plan; thence with the line between said Lots Nos. 22 and 26, Northwardly 210 feet to a point on the southerly margin of Stanford Drive; thence with the southerly margin of said Drive, Westwardly 483 feet to the northeast corner of said part Lot No. 26 conveyed to the Hillsboro Water Company; thence with the eastern boundary line of said property, Southwardly 15 feet to the Company's southeast corner; thence with the southern boundary line of said Company's Property Westwardly 15 feet to the beginning.

Being the same property conveyed to SUNTRUST BANK from RONALD G. STEEN, JR., SUCCESSOR TRUSTEE, by deed of record in Instrument No. 20111006-0077883, dated October 5, 2011, said Register's Office.

