BILL GARRETT, Davidson County
Trans:T20130016617 DEEDWARRSP
Recvd: 02/28/13 11:05 4 pgs
Fees:23.00 Taxes:518.00
20130228-0019975

This Instrument Prepared By and Return to:	Name and Address of Property Owner:	Property Address:
		816 Shelby Avenue
James C. Cotey	Charles Walker	Nashville, Tennessee 37206
Stites & Harbison, PLLC	86 Thompson Lane	
SunTrust Plaza	Nashville, Tennessee 37211	818 Shelby Avenue
401 Commerce Street, Suite 800		Nashville, Tennessee 37206
Nashville, TN 37219		

Mail Tax Bills to:	Fees and Taxes:	$___	Tax Parcel ID#:
	Recording Reg. Fee:	$___	
Charles Walker	Transfer tax:	$___	082-16-0-395
86 Thompson Lane	Total:	$___	082-16-0-396
Nashville, Tennessee 37211			

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 28th day of February, 2013, by and between SUNTRUST BANK, a Georgia banking corporation ("Grantor") and CHARLES WALKER ("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 as Instrument No. 20121030-0099753, 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: Tim Laumakis

Title: First Vice President

STATE OF NORTH CAROLINA

COUNTY OF WAKE

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

WITNESS my hand and official seal at office this 26 day of February, 2013.

Joan A Clabough
NOTARY PUBLIC

My Commission Expires: 11/27/2017

JOAN A. CLABOUGH
Notary Public
Wake County
North Carolina
My Commission Expires Nov 27, 2017

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 $140,000.00, 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 27th day of February, 2013.

JON PAUL JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 9/8/2013

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

Land in Davidson County, Tennessee, being Lot Nos. 253 and 254 on the Plan of Williams 2nd Addition to Edgefield, now East Nashville of record in Plat Book 21, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

BEING THE SAME property conveyed to SUNTRUST BANK, a Georgia banking corporation, by Successor Trustee's Deed from MADISON L. MARTIN, dated October 30, 2012, and being of record as Instrument No. 20121030-0099753 in the Register's Office for Davidson County, Tennessee.