Prepared By:	Property Address:	Return To:	Taxes to be Paid by:
BROCK & SCOTT, PLLC 277 Mallory Station Road Suite 115 Franklin, TN 37067	772 Garrison Drive Nashville, TN 37207	BROCK & SCOTT, PLLC 277 Mallory Station Road Suite 115 Franklin, TN 37067	Secretary of Housing and Urban Development 451 7th Street, SW Washington, DC 20410 Tax Parcel ID #:05910028000
Grantor(s): **SunTrust Mortgage, Inc.** (All references to Grantor and Grantee herein include the said parties, their respective heirs, successors, and assigns, and include the singular, plural, masculine, and feminine as in each case required by context.)		Grantee(s): **Secretary of Housing and Urban Development, Washington, D.C. its successors and assigns**	

BILL GARRETT, Davidson County
Trans:T20130099580 DEEDWARRSP
Recvd: 11/25/13 10:00 3 pgs
Fees:17.00 Taxes:0.00
20131125-0120774

TENNESSEE SPECIAL WARRANTY DEED

WITNESSETH: That the aforesaid Grantor, for and in consideration of the sum of one dollar ($1.00) and other good and valuable consideration paid in hand to him, the receipt and sufficiency of which is hereby acknowledged, has and does by these presents grant, bargain, sell, and convey, unto the Grantee in fee simple, all that certain lot, tract, or parcel of land, situate and lying in the County of Davidson, State of TN, and being hereinafter described as follows:

Being Lot No. 28 on the plan of Section 7, Haynes Manor, of record in Plat Book 6250, at Page 292, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Luster, III, and Sarah M. Luster, by special warranty deed, from Home Savings of America, F.A., recorded on December 17, 1990 in Book 8258, Page 606, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cornerstone Investment, Inc. by Substitute Trustee's Deed from Elizabeth A. Cash, as Substitute Trustee, recorded on February 22, 2008, in Instrument No. 20080222-0017395, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carlos T. McFall by warranty deed from Cornerstone Investment, Inc. on June 23, 2008, in Instrument No. 20080624-0065072, Register's Office for Davidson County, Tennessee.

SUNTRUST MORTGAGE INC CORPORATE SEAL 1927 COMMONWEALTH OF VIRGINIA

SunTrust Mortgage, Inc.

Eric Coss (Printed Name)

Eric Coss (Title)
Vice President

STATE OF VA }
CITY
COUNTY OF Richmond }

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Eric Coss (officer), 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 Vice President (title) (or other officer authorized to execute the instrument) of SunTrust Mortgage, Inc., the within named bargainor, a corporation, and that such Vice President (title) or officer as such, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Vice President (title)

Witness my hand and seal of office this 29 day of October, 2013.

LATOYA ROBINETTE ECK
Notary Public
Commonwealth of Virginia
368311
My Commission Expires Jun 30, 2017

Notary-Public

My Commission Expires: 6/30/17

STATE OF _____ }
}
COUNTY OF _____ }

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $79,885.04.

Affiant

STATE OF _____ }
}
COUNTY OF _____ }

Sworn to and Subscribed before me this ____ day of _____, 2013.

Notary-Public

My Commission Expires:_____

13-08085

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, together with all appurtenances and hereditaments thereunto appertaining unto the use and benefit of the Grantee, his heirs, successors, and assigns FOREVER.

AND THE GRANTOR does covenant and warrant that he has done nothing to impair such title as he has received, and that the Grantor will warrant and defend the title of the Grantee, his heirs, successors, and assigns, against the lawful claims of any person claiming under, by, or through Grantor, FOREVER.

THE AFORESAID grant of title is subject to the following exceptions:

1. Restrictions, Easements, and other matters appearing of record or otherwise known to the Grantee.

THE GRANTOR acquired his interest in the aforesaid parcel by an instrument filed in the Davidson Registry of Deeds in Instrument No. 20131021-0109560.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal this 29 day of October, 2013.