Original Deed

FILE BOX 45

BOOK 9023 PAGE 24

FROM: Bank of America, NT & SA
Successor by Merger to Security
Pacific National Bank
TO:
Thomas E. Ervin

This instrument prepared by:
RICHARD NORTHCUTT, ATTORNEY
25 Century Blvd., Suite 202
Nashville, TN 37214

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
401 Bowling Ave., #48	New Owner	Map 73, Group 13
Nashville, TN 37205		Parcel 140
		15 DA50550

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Bank of America, NT & SA Successor by Merger to**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Thomas E. Ervin, unmarried, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

**Security Pacific National Bank

BEING Lot No. 39, on the plan of Mailan Heights, of record in Plat Book 1835, Page 90, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bank of America, NT & SA, Successor by Merger to Security Pacific National Bank by deed from D.W. Mackin, Substitute Trustee, of record in Book 8776, page 817, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2019, Page 63, Register's Office for said County.

64100

7269 07/23 0101 03CHECK 216.20

This is improved property known as 1517 Rosebank Avenue; Nashville TN 37206.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 31 day of July, 1993.

BANK OF AMERICA, NT & SA SUCCESSOR BY MERGER TO SECURITY PACIFIC NATIONAL BANK

Michael Evans
Vice President

IVY LAM

Joanie McGuire

GLORIA S CASTILLO
ASSISTANT SECRETARY

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____, 19__.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 56,000.00 .

_____
Affiant

Subscribed and sworn to before me, this the 21st day of July, 19 93 .

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TEN

My Commission Expires: 7/24/93

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA
County of ORANGE

On JUL 13 '93 (DATE) before me, VICTOR F. DIMALANTA, NOTARY PUBLIC (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared Michael Evans AND GLORIA S. CASTILLO (NAME(S) OF SIGNER(S))

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

OFFICIAL SEAL
Victor F. Dimalanta
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires Jan 2, 1995

Witness my hand and official seal.

Victor F. Dimalanta
SIGNATURE OF THE NOTARY

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER
Though statute does not require the Notary to do so in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL
☒ CORPORATE OFFICER(S)
_____ (TITLE(S))
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

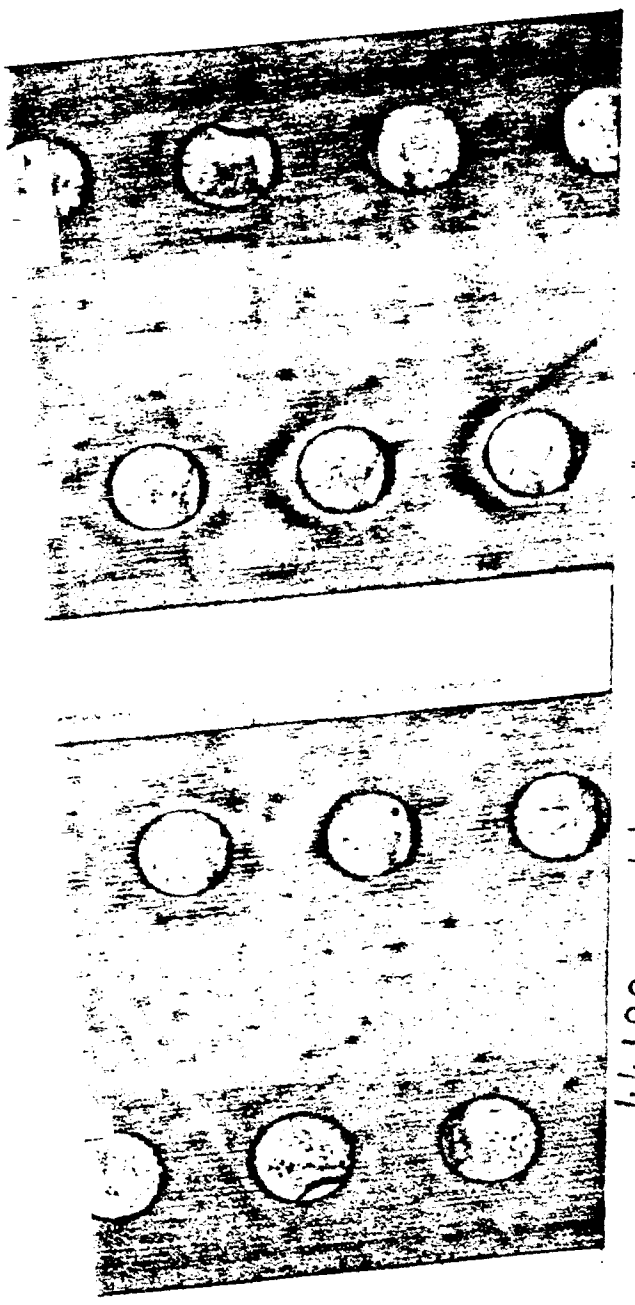
SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))
BANK OF AMERICA NT & SA

OPTIONAL SECTION
THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

Title or Type of Document _____
Number of Pages _____ Date of Document _____
Signer(s) Other Than Named Above _____

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OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9023 PAGE 26

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	~~56000.00~~
			CON TX	207.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	216.20
			CHECK	216.20

07/23/93 01 11:12 0001 7269

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93 JUL 23 AM 11:12

44100
IDENTIFICATION REFERENCE

No. 677637