Prepared by:
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Instr:200005020044200 Page: 1 OF 3
REC'D FOR REC 05/02/2000 3:56:31PM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

TRUSTEE'S SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Carroll Ray Ellis **1203 Beverly Hills Drive** **Clarksville, TN 37040**	**Carroll Ray Ellis** **1203 Beverly Hills Drive** **Clarksville, TN 37040**	**Map 160-8** **Parcel 39**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Bank of America, N.A., as successor in interest to NationsBank of Tennessee, N.A., Trustee of the Leora Weakley Allen Living Trust dated October 31, 1996 (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto Carroll Ray Ellis (hereinafter referred to as "Grantee") his successors and assigns, and in accordance with the terms and provisions of the Leora Weakley Allen Living Trust directing such conveyance upon the death of Leora Weakley Allen who passed away on February 28, 2000, all of its right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

> Being lot No. 58 on the Plan of BRENTVIEW HILLS, of record in Book 3300, Pages 43 and 44, Register's Office for Davidson County, Tennessee. Said lot No. 58 fronts 115.9 feet on the northerly side of Broadwell Drive and extends back 454.1 feet on the easterly line and 497.8 feet on the westerly line, which is a broken line, to a point in the rear, said lot is more or less triangular in shape.
>
> Being the same property conveyed to Leora Weakley Allen Living Trust dated October 31, 1996, from Leora Weakley Allen by Quitclaim Deed dated November 29, 1996, of record in Book 10282, Page 497 in the Register's Office for said County.
>
> This conveyance is made subject to restrictions of record in Book 3345, Page 205, said Register's Office; T.V.A. easement of record in Book 2280, Page 395 and Book 3183, Page 401, said Register's Office, and to Owner's Certificate, a 160 foot setback line from Broadwell Drive, which was amended to 145 foot setback line from Broadwell Drive by instrument of record in Book 3830, Page 864, a 10 foot easement for public utilities along the southerly 180 feet of the northerly portion of the westerly side line, an

anchor easement 1.5x15 feet at the southeast front corner of the lot, and a 20 foot easement for public utilities running east and west through northerly portion of lot adjacent to T.V.A. easement, all as more particularly appears on recorded plan of record in Book 3300, Pages 43 and 44, said Register's Office.

This is improved property known as 482 Broadwell Drive, Nashville, Tennessee 37220.

The legal description stated on the previous page has been taken from the prior Quitclaim Deed conveying the interest in said property to the Leora Weakley Allen Living Trust. Grantor conveys the herein described property, together with all rights, hereditaments and appurtenances thereof, forever and in fee simple. Grantor warrants title to the above-described real estate only in its capacity as Successor Trustee against all persons claiming under Grantor, but not any further or otherwise. Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

WITNESS MY HAND this 27 day of April, 2000.

LEORA WEAKLEY ALLEN LIVING TRUST
Bank of America, N.A-Successor Trustee

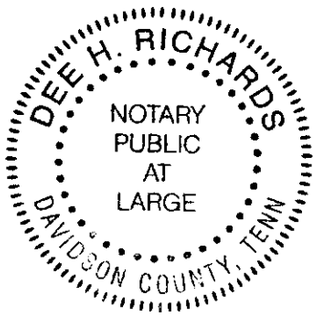
By: Thomas A. Allen
Thomas A. Allen, Vice President

THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(3)(c) OF THE TENNESSEE CODE ANNOTATED.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Thomas A. Allen, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a Vice President of Bank of America, N.A., Successor Trustee, the within named bargainor, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained for and on behalf of Successor Trustee

WITNESS MY HAND and seal this 27th day of April, 2000.



My Commission Expires JULY 26, 2003

Dee H. Richards
Notary Public
My Commission Expires: July 26, 2003

#142280