Davidson County DEEDWARR
Recvd: 05/17/01 12:09 2pgs
Fees:11.00 Taxes:222.00
20010517-0051134

Box 17

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

SPECIAL WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Nichole L. Hearn 2166 Rock City Street Nashville, TN 37216	National Bank of Commerce 115 - 29th Avenue South Nashville, TN 37212	Map 72-11 Parcel 295

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged;

Banc One Financial Services, Inc.

hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto

Nichole L. Hearn

hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of W. J. Myers Subdivision of Maxey's Addition to Brownsville, as of record in Book 332, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 50 feet on the westerly side of Rock City Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Banc One Financial Services, Inc. by Trustee's Deed from Kenneth J. Mitteldorf, Substitute Trustee, of record in Instrument No. 200003170027273, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 332, page 66, said Register's Office.

Taxes for the year 2001 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is improved property known as 2166 Rock City Street, Nashville, TN 37216.

The Grantor makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "as is" condition.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee his heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to the said land to the said Grantee, her heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

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.

Witness our hands this 10th day of April, 2001.

BANC ONE FINANCIAL SERVICES, INC.

By: _____

STATE OF WISCONSIN)
COUNTY OF WAUKESHA)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared CURT SLIWINSKI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be VICE PRESIDENT, of the Banc One Financial Services, Inc., the within named bargainor, and that they as such VICE PRESIDENT, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Banc One Financial Services, Inc. by himself as VICE PRESIDENT.

Witness my hand and seal, at office in Menomonee Falls, Wisconsin, this 10th day of April, 2001.

My Commission Expires:
01-23-05

NOTARY PUBLIC PATRICIA DUBOIS STATE OF WISCONSIN

Patricia DuBois
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $60,000.00.

Nicole D. Hearn
AFFIANT

Subscribed and sworn to before me this 11th day of May, 2001.

My Commission Expires:
11/24/2004

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lauri A. Beasley
NOTARY PUBLIC