Dav. Co. File Box 14-A
jtc file no. 14157-1

G#14157-1

Davidson County DEEDWARR
Recvd: 06/05/01 13:41 2pgs
Fees:11.00 Taxes:148.37
20010605-0058280

MAP 119-13
PARCEL 016.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 40,100.00 .

Affiant

Subscribed and sworn to before me this the 25th day of May , 2001.

My Commission Expires: 12-12-04

Notary Public

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY: JOHN T. COOK, ATTORNEY, BPR #4404
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
GREGORY A. HEARD	
(Name)	(Name)
2701 Cruzen Street	NEW OWNER
(Street Address)	(Street Address)
Nashville, TN 37211	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **BANK OF AMERICA, N.A.** , hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **GREGORY A. HEARD** hereinafter called the "Grantee", their heirs and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 59 on the addition to and a revision of Lots Nos. 93, 94, 95, 96 and 97 on the Plan of H. G. McNabb Subdivision, of record in Plat Book 1130, page 79, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Bank of America, N.A. by deed from T. Larry Edmondson, Substitute Trustee, as recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20010116-0004629.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities appllicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS is improved property, known as 3017 Harlin Drive, Nashville, TN 37211.

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, and the heirs and/or assigns of said Grantee, forever;

and, the Grantor further covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantee, their heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 24th day of May, 2001.

BANK OF AMERICA CORPORATE SEAL NATIONAL ASSOCIATION

BANK OF AMERICA, N.A.

BY: _____

STATE OF NORTH CAROLINA)
COUNTY OF GUILFOR)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared TOM MCMANON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon HIS oath, acknowledged HIM to be the VICE PRESIDENT of BANK OF AMERICA, N.A., the within named bargainor, a National Association, and that HE, as such VICE PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the National Association by HER as such VICE PRESIDENT.

Witness my hand and official on this the 24th day of May, 2001.

Emily B. Jones
Notary Public

My Commission Expires:

OFFICIAL SEAL
Notary Public. North Carolina
COUNTY OF GUILFORD
EMILY B. JONES
My Comm. Exp. April 16. 2005

SPECDEED.BOA