Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
T2005-049
3278090

Davidson County DEEDWARR
Recvd: 10/22/01 10:50 3pgs
Fees:18.00 Taxes:83.62
20011022-0114721

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the _____ day of September, 2001, by Bank of America, N.A..

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Eddy C. Brown, Grantee, the following land in Davidson County, Tennessee:

A certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 76 on the Map of Victory Hieghts, of record in Book 1130, Page 97, Register's Office of Davidson County, Tennessee.

Said Lot No. 76 fronts 65 feet on the Easterly side of Jones Avenue and runs back between parallel lines 203.1 feet to a dead line.

Being the same property conveyed to Bank of America, N.A. by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, filed and recorded July 6, 2001 as Instrument Number 200107020069597 Register's Office for Davidson County, Tennessee.

Commonly known as:1515 Jones Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto Bank of America, N.A. heirs and assigns forever.

Grantor covenants that it is seised and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Bank of America, N.A.

BY: _____
~~President~~ **VIRGIL F. McCAULEY**
VICE PRESIDENT

Acknowledgment

State of Kentucky)
)ss.
County of Jefferson)

Personally appeared before me, the undersigned, a Notary Public, in and for said county and state, Virgil F. McCauley **, the** Vice President **for Bank of America, N.A., with whom I am personally acquainted (or proved to me by satisfactory evidence) and who acknowledges that he/she executed the within instrument for the purposes therein contained, and who further acknowledges that he/she is the** Vice President **for Bank of America, N.A. and that he/she as such** Vice President **is authorized to sign on behalf of said Corporation, acting for the maker or a constituent of the maker and is maker, to execute this instrument on behalf of the maker.**

Witness my hand and seal this 26th **day of September, 2001.**

_____
Notary Public

MELISSA McAFEE
Notary Public, State at Large, KY
My commission expires Feb. 17, 2002

My commission expires:

_____
(Seal)



I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $ 22,600.00 , which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

VIRGIL F. McCAULEY
VICE PRESIDENT

Subscribed and sworn to before me this 26th day of September, 2001.

Notary Public

My commission expires:
MELISSA McAFEE
Notary Public, State at Large, KY
My Commission Expires Feb. 17, 2002

Property owner and party responsible for payment of taxes:
Eddy C. Brown
1515 Jones Avenue
Nashville, TN 37207

Parcel #71-12-176.00

Return to:

Associate Closing & Title
Div. of Wilson & Associates, PLLC
5384 Poplar Ave.-Suite 331
Memphis, TN 38119-5811