THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 11/09/01 15:52 2pgs
Fees:13.00 Taxes:173.90

20011109-0123609

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF November, 2001

Notary Public

MY COMMISSION EXPIRES: 5-14-05
(AFFIX SEAL)

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| George Ganaway (NAME) | Owner (NAME) | MAP 92-6 |
| 3024 Batavia Street (ADDRESS) | (ADDRESS) | PARCEL 160 |
| Nashville, Tennessee 37209 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Bank of New York, as Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Ganaway

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:

Land in Davidson County, Tennessee, being parts of lots 1, 2, 3, and 4 of the Fisk University Subdivision, which plan is of record in Book 421, pages 4 & 5, Register's Office for Davidson County, Tennessee, and described as follows: Beginning at a point in the northerly margin of Batavia Street 100 feet from the corner of 31st Avenue North and Batavia Street and extends in a northerly direction in a line parallel with 31st Avenue North to a point 111 feet which is the northerly margin of Lot 5 in said Plan; thence in an eastern direction in a parallel with the southern margin of Lot 5, in said plan, 50 feet to a point; thence in a southerly direction in a line parallel with 31st Avenue North to the northerly margin of Batavia Street; thence in a westerly direction in a line along the northern margin of Batavia Street, 50 feet to a point, the point of beginning.

The description includes part of an abandoned alley that was closed by City Ordinance No. 63-147 under the terms of which closing the City of Nashville retained all rights to drainage and easements for utilities, water lines ans sewer lines.

Being the same property conveyed to Bank of New York, as Trustee by Trustees Deed of record as instrument number 20010403-0032012. said Register's Office.

THIS CONVEYANCE IS MADE OF, BY and THROUGH the Grantor from and after the time Grantor Took title; warranties are not to be implied and if any warranties are expressed, they run from and after the time Grantor took title and not further or otherwise.

unimproved ( )
This is improved ( X ) property, known as 3024 Batavia Street, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever;

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 my hand this 5th day of November, 2001

Bank of New York, as Trustee by Countrywide Home Loans, Inc as Attorney-in-Fact
By: Jacquie Prey
Jacquie Prey ITS: A.V.P.

Sandra Whiteley
Sandra Whiteley, Assistant Secretary

_____, a Notary Public in and for

_____

the bargainor _____, with whom I am personally acquainted or pro

_____executed the within instrument for the purposes therein contain

_____, Tennessee, this _____

Commission expires _____

STATE OF CALIFORNIA
COUNTY OF VENTURA

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jacquie Prey and Sandra Whiteley with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the its: Assistant Vice President and Assistant Secratary respectively of the Bank of New York, as Trustee the within named bargainor, and corporation, and that they as such its: Assistant Vice President and Assistant Secratary being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Jacquie Prey as such its: A.V.P., and attesting the same by the said Sandra Whiteley as such its: Assistant Secratary.

Witness my hand and official seal at office at Simi Valley, CA on this the 5th day of November, 2001.

My commission expires 8/25/05

Diana L. Garcia, Notary Public

DIANA L. GARCIA
Commission # 1318855
Notary Public - California
Ventura County
My Comm. Expires Aug 25, 2005