THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $ 68,300.00 .

Eris W Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 2002.

Patricia Nicholls
Notary Public
My Commission Expires: ~~1/31/04~~ 1/29/05

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FROM:	TO:
FIRST UNION NATIONAL BANK, AS TRUSTEE	ERIS W. JACKSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
ERIS W. JACKSON 214 Alta Loma Road Madison, TN 37115	New South Federal Savings Bank 210 Automation Way Birmingham, AL 35283-0180	MAP #34-5 PARCEL #84

SPECIAL WARRANTY DEED

FOR AND IN 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, FIRST UNION NATIONAL BANK, AS TRUSTEE, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto ERIS W. JACKSON, an * hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

* unmarried woman

SEE ATTACHED EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION

Being the same property conveyed to First Union National Bank as Trustee by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee of record in Instrument 20011103-0120722, said Register's Office.

Power of Attorney of record in Instrument 20020103-0001125, said Register's Office.

The street address of the Real Property is 214 Alta Loma Road - Madison, TN 37115, ____ Unimproved / _X_ Improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 5th day of February, 2002.

GRANTOR: FIRST UNION NATIONAL BANK, AS TRUSTEE
By Ocwen Federal Bank, FSB, Attorney-in-Fact

By MARGERY ROTUNDO
Vice President

Title

Davidson County DEEDWARR
Recvd: 02/26/02 14:11 3pgs
Fees:18.00 Taxes:252.71

20020226-0024391

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mancy Norwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the VP of Ocwen Federal Bank, FSB the within named bargainer(s) and corporation, and that he/she as such VP, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Mancy Norwood as such VP, on behalf of First Union National Bank, as Trustee as its Attorney-in-Fact as the free act and deed of the within named First Union National Bank, as Trustee.

Witness my hand and official seal at OCWEN FEDERAL BANK FSB this 5th day of Feb February, 2002.

My Commission Expires: _____

NOTARY PUBLIC

MARIA A. LOVUOLO
MY COMMISSION # CC 989356
EXPIRES: December 19, 2004
Bonded Thru Notary Public Underwriters

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 19 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, Page 44, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Alta Loma Drive at its intersection with the easterly margin of the right of way of the L & N RR; thence with said right of way, southerly 229 1/2 feet; thence eastwardly 50 feet; thence northwardly 228 1/2 feet to the southerly margin of Alta Loma Drive; thence with said Drive, westwardly 55 feet to the beginning.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is the following described parcel of property conveyed to the Metropolitan Government of Nashville and Davidson County by final decree of record in Book 5758, Page 659, said Register's Office.

RIGHT OF WAY: Being a part of Lot No. 19 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, Page 44, Register's Office for said County, described as follows:

Beginning at a point which is the intersection of the south margin of Alta Loma Road with the east margin of the Louisville and Nashville Railroad property; thence with said south margin S 77 deg. 54' E 55 feet to a point; thence S 1 deg 30' W 1.9 feet to a point; thence in a westerly direction with a curve to the left having a radius of 3799.71 feet 15 feet to a point; thence S 10 deg. 06' W 15 feet to a point; thence N 89 deg 54' W 5 feet to a point; thence in a westerly direction, with a curve to the left having a radius of 3794.71 feet, 23 feet to the east margin of the L & N Railroad; thence with said east margin N 00 deg. 17' E 9 feet to the point of beginning and containing approximately 464 square feet.