Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
2005-010
0024711053

Davidson County DEEDWARR
Recvd: 03/14/02 08:10 3pgs
Fees:18.00 Taxes:249.01

20020314-0032056

After Recording RETURN TO:
Closing & Title Services, Inc.
405 Two Mile Pike, Suite C
Goodlettsville, TN 37072-1859

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 6th day of February 2002, by BA Mortgage LLC.

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

The property described as being in Goodlettsville, County of Davidson, State of Tennessee, to-wit:

Described property located in the 10th Civil District of Davidson County, Tennessee, to-wit:

Beginning at an iron spike in the center of Greer Road at the intersection of the center line of said road and a point in the Eastern boundary line of John Benton property; thence North 3 degrees 55 minutes East, 773 feet to an iron pin; thence South 86 degrees 05 minutes East, 445 feet to an iron stake, black gum pointers; thence South 3 degrees 25 minutes West, 560 feet to an iron stake; thence South 49 degrees 15 minutes West, 431.2 feet to the center of Greer Road; thence with the center of the same North 48 degrees 40 minutes West, 85 feet and North 57 degrees 06 minutes West, 81.9 feet to the beginning.
Included in the above description, but specifically Excluded from this conveyance is a tract or parcel of land conveyed to Thomas L. Legieza, his heirs and assigns, of record in book 7986, page 277, and corrected in book 8082, page 755, Register's Office of Davidson County, Tennessee, more specifically described as follows, to-wit:

Being Lot No.1 of the Plan of Ruby Callis' lot, as of record in book 6200, page 855, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to BA Mortgage LLC (a wholly owned subsidiary of Bank of America NA), by Substitute Trustee's Deed from Joe M. Kirsch, as Substitute Trustee, dated July 26, 2000, recorded July 31, 2000, of record in instrument #200007310074989, Register's Office for Davidson County, Tennessee.

Commonly known as: 2590 Greer Road, Goodlettsville, TN 37072

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 his heirs and assigns forever.

Grantor covenants that it is seized 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.

BA Mortgage LLC (a wholly owned subsidiary of Bank of America, NA) successor in interest by merger of NationsBanc Mortgage Corporation

BY: _____

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 BA Mortgage LLC, 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 BA Mortgage LLC 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 16th **day of February 2002.**

Notary Public _____

My commission expires:

WENDY L. WORKMAN
Notary Public, State at Large, KY
My commission expires May 23, 2005

_____
(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, $ 67,300.00 , which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Judi Crabtree
Affiant

Subscribed and sworn to before me this 1st **day of** March **, ~~2001~~ 2002.**

Laura L. Daugherty
Notary Public

My commission expires:

7/24/04
(Seal)

Property owner and party responsible
For payment of taxes:
James K. Smith
~~1590 Greer Road~~ 2812 Brunswick Drive
~~Goodlettsville, TN 37072~~ Nashville, TN 37207

Parcel #17/191.00

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