PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 04/22/02 10:39 2pgs
Fees:13.00 Taxes:240.50
20020422-0049322

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **March, 2002** between **PROVIDENT BANK** , GRANTOR, and **LARA A. MOSS** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE**,, County of **DAVIDSON**, State of Tennessee, more particularly described as follows:

Being Lot No. 40 on the map of subdivision of Lots Nos. 8, 9, 10 and part of Lot No. 7 Block A, Lots No. 13 and 14 Block B and all of Block C, Weakley Place of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee.
Said Lot No. 40 fronts 50 feet on the South side of Benjamin Street and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Provident Bank by Substitute Trustees Deed from I. Dyke Tatum of record in Instrument No. 20011023-0115528, Register's Office for Davidson County, Tennessee.
THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); any and all matters in Plat of record in Book 547, Page 12; and any and all easement, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever. ***

WITNESS my hand on the day and year first above written.

*** But this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantors herein and does not extend to any previous time thereto. 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.

Jerome A. Geselbracht
PROVIDENT BANK
Signature of Seller
By: Jerome A. Geselbracht, VP

By: Deborah Martin
Deborah Martin, Auth. Agent

CORPORATE OHIO
STATE OF ~~TENNESSEE~~)
COUNTY OF HAMILTON)

Before me, Sherry L. Earls, a Notary Public of said State and County aforesaid, personally appeared Jerome A. Geselbracht and Deborah Martin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be VP and Auth. Agent of PROVIDENT BANK, the within named bargainor, a corporation, and that he/she as such VP + Auth. Asst. executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as VP + Auth. asst.

Witness my hand and seal, at office in Cincinnati, this the 4th day of ~~March~~ April, 2002.

Sherry L Earls
Notary Public

My Commission Expires: 10/14/04

SHERRY L. EARLS
Notary Public, State of Ohio
My Commission Expires Oct. 14, 2004

Name and Address of Property Owner:

LARA A. MOSS
1614 BENJAMIN STREET
NASHVILLE, TN 37206

Property Address:

1614 BENJAMIN STREET
NASHVILLE, TN 37206

Person Responsible for Taxes:

COUNTRYWIDE HOME LOANS, INC.
2021 NORTH GALLATIN ROAD STE 292

Map 83
Parcel #: 33

AFFIDAVIT OF VALUE

OHIO
STATE OF ~~TENNESSEE~~
COUNTY OF HAMILTON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$65,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Deborah Martin
Affiant
By: Deborah Martin, Auth. Agent

Sworn to and subscribed before me, a Notary Public, this ~~28th~~ 4th day of ~~March~~ April, 2002.

Sherry L. Earls
Notary Public

My Commission Expires: 10/14/04

SHERRY L. EARLS
Notary Public, State of Ohio
My Commission Expires Oct. 14, 2004

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076