*This Instrument Prepared by:*
*Jack Case Wilson Title Associates*
*7100 Executive Center Drive, Suite 150*
*Brentwood TN 37027*
*F-0460*

Davidson County DEEDWARR
Recvd: 07/03/02 12:10 2pgs
Fees:13.00 Taxes:105.45
20020703-0080252

# SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, Bank One, National Association, as Trustee, said Grantor does hereby bargain, sell, transfer and convey unto Yocia Flowers and husband Christopher Flowers, and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot No. 67 on the Plan of McGavock's Homestead Addition, as shown on plat of record in Book 57, Page 9, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bank One, National Association, as Trustee by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee of record in Instrument No. 20020228-0025433, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenance, estate, title and interest thereto belonging, unto said Grantee, Yocia Flowers and husband Christopher Flowers and their assigns, forever.

Grantees, Yocia Flowers and husband Christopher Flowers whose address is 7009 Cotton Blossom Lane, Nashville, TN 37221 are responsible for the payment of real property taxes on subject property.

Said Bank One, National Association, as Trustee, warrant the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Bank One, National Association, as Trustee have executed this deed this 17th day of June, 2002.

CORPORATE SEAL

Bank One, National Association, as Trustee,

By: Louis A. Amaya

Its: V.P.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Louis A. Amaya with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the V.P. of Bank One, National Association, as Trustee, the within named bargainor, a corporation, and that he as such V.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of June, 2002.

My Commission Expires:
3-19-06

P.L. Robinson
Notary Public

P.L. ROBINSON
COMM. #1347412
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires March 19, 2006

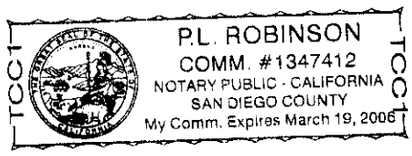
The actual consideration or value whichever is greater, for this transfer is $28,500.00.

Louis A. Amaya
Affiant

Subscribed and sworn to before me this 17 day of June, 2002.

Louis A. Amaya
Notary Public

My Commission Expires: 3-19-06




ADDRESS NEW OWNERS:
Yocia Flowers
Christopher Flowers
1920 NASSAU Street
Nashville, TN 37208

SEND TAX BILLS TO: SAME
7009 Cotton Blosson Ln
Nashville, TN 37221

MAP & PARCEL:
081-08-0-341.00