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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th DAY OF July, 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Ragghianti (NAME)	OWNER (NAME)	MAP 150-07
3212 New Towne Road (ADDRESS)	(ADDRESS)	PARCEL 008
Antioch, TN 37013 (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 James A. Ragghianti

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 Lot number 92 on the plan of Towne Village of the Country, Section 1, as of record in Book 5200, pages 55 & 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Bank of New York As Trustee by Trustee's Deed of record as instrument number 20020611-0070885, said Register's Office.

THIS CONVEYANCE is ade Of, By and THROUGH the Grantor from and after the time Grantor took title. No warranties are to be implied and no warranties are expressly made. If any warranties are made, they run from and after the time Grantor took titler and not further or otherwise.

COUNTY OF DAVIDSON STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 08/05/02 15:45 2pgs
Fees:13.00 Taxes:277.50
20020805-0093998

unimproved ( )
This is improved (X) property, known as 3212 New Towne Road, Antioch, TN 37013
(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 24 day of July, 2002

Bank of New York, As Trustee Countrywide Home Loans Inc.
By: SA
Stuart E.Graham, ITS: Vice President

STATE OF Texas
COUNTY OF COLLIN

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Stuart E. Graham with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the its: VP and respectively of the Bank of New York, As Trustee the within named bargainor, and corporation, and that he as such its: VP and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such its: VP, and attesting the same by the said as such .

Witness my hand and official seal at office at PLANO, TEXAS on this the 24 July day of July, 2002.

My commission expires 4/8/06

Najia Sarah Abraham
Notary Public
Najia Sarah Abraham

NAJIA SARAH ABRAHAM
Notary Public, State of Texas
My Commission Expires 04-08-06