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 $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF August, 2002

Notary Public

MY COMMISSION EXPIRES: 5-24-03
(AFFIX SEAL)

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Elam (NAME)	John ELAM (NAME)	MAP 82-15
308 South 7th Street (ADDRESS)	626 FATHERLAND ST (ADDRESS)	PARCEL 312
Nashville, TN 37206 (CITY) (STATE) (ZIP)	NASHVILLE TN 37206 (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 John Elam and wife, Lulu Elam

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 parts of Lots 16 and 17 on the Plan of Williams Addition to Edgefield, of record in Book 21, page 45, Register's Office for Davidson County, Tennessee, described as follows: BEGINNING at a point in the westerly margin of South 7th Street 79.5 feet, more or less, northwardly from the northerly margin of Boscobel Street; thence with the westerly margin of South 7th Street; northerly 95.5 feet to the southerly margin of an alley; thence westwardly with the southerly margin of said alley 100 feet, more or less, to the common corner of Lots 17 and 18; thence with the line between said two lots southwardly 95.5 feet, more or less, to a point 79.5 feet, more or less, from the northerly margin of Boscobel Street; thence eastwardly and parallel to said Boscobel Street, 100 feet, more or less, to the point of beginning.

Being the same property conveyed to Bank of New York, As Trustee by Trustee's Deed recorded as instrument number 20020611-0070884, said Register's Office.

THIS CONVEYANCE is made OF, BY and THROUGH the GRANTOR from and after the time Grantor took title to the said property. NO WARRANTIES are expressly made and NO WARRANTIES are to be implied. IF ANY WARRANTIES ARE MADE, they run from and after the time Grantor took title and not further or otherwise.

unimproved ( )
This is improved (X) property, known as 308 South 7th Street, Nashville, TN 37206
(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 ___ day of August, 2002

Bank Of New York, As Trustee Countrywide Home Loans Inc. Attorney-in-Fact
By:

Stuart E.Graham Vice President

Davidson County DEEDWARR
Recvd: 09/04/02 15:13 2pgs
Fees:13.00 Taxes:462.50

20020904-0107160

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 and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the its: Vice President and _____ respectively of the Bank of New York, As Trustee the within named bargainor, and corporation, and that he as such its: 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: _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at PLANO, TEXAS on this the 28 day of August 2002.

My commission expires 4/8/06

Najia Sarah Abraham
Notary Public

Najia Sarah Abraham

NOTARY PUBLIC STATE OF TEXAS
NAJIA SARAH ABRAHAM
Notary Public, State of Texas
My Commission Expires 04-08-06