SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
T. LARRY EDMONDSON, ATTORNEY
800 BROADWAY
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,500.00.

Anne M. Brandner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 2002.

DENISE WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES NOV 27, 2004

Notary Public

My Commission Expires:

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILL:	MAP-PARCEL
Anne M. Brandner 4400 Belmont Park Terrace #159 Nashville, TN 37215	Suntrust Bank 201 Fourth Avenue North/7th Flr Nashville, TN 37219	131-3.0B/159

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BANK OF AMERICA, N.A., HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO ANNE M. BRANDNER, HEREINAFTER CALLED THE GRANTEE, HER SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Described property located in Davidson County, Tennessee, to wit:

Being Lot Number 159 on the Plan of Arden Place, Section Three, as shown on plat of record in Plat Book 4660, Page 152, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bank of America, N.A. by Substitute Trustee's Deed from Joe M. Kirsch, Substitute Trustee of record in Instrument No. 20011204-0132878, Register's Office for Davidson County, Tennessee.

This is improved property known as 4400 Belmont Park Terrace, Unit 159, Nashville, TN 37215.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever. And GRANTOR does

Davidson County DEEDWARR
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Fees:13.00 Taxes:645.65
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covenant with the said GRANTEE that it is lawfully seized and possessed of said land, has a good right to convey it, and the same is unencumbered except for any and all unpaid taxes that may be a lien against said real estate. And it does further covenant and bind itself, its successors, assigns and representatives, to specially warrant and defend the title to the said land only to the extent and from the date the GRANTOR acquired the subject property, to the said GRANTEE, her heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 19th day of August, 2002.

BANK OF AMERICA, N.A.

BY: Thomas C. McMahon

ITS: Vice President

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas C McMahon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged Bank of America, N.A., to be the within named bargainor, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Bank of America, N.A. by him self as such Vice President.

Witness my hand and seal, at office in Greensboro, North Carolina, this the 19th day of August, 2002.

Emily B Jones
Notary Public

My Commission Expires:

OFFICIAL SEAL
Notary Public North Carolina
COUNTY OF GUILFORD
EMILY B. JONES
My Comm. Exp. April 16, 2005