RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road
Suite 102
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF _____)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $117,000.00.

Douglas B. Martin
AFFIANT

Sworn to and subscribed before me this 21st day of Nov, 2002.

Mitchell A. Watts
NOTARY PUBLIC My commission expires: 10-17-05

Map and Parcel No. 82-16-317.00

Address of New Owner:
Douglas B. Martin
617 Boscobel Street
Nashville, TN 37206

Send Tax Notices To:
Douglas B. Martin
~~1374 Buckingham~~ Circle
Franklin, TN 37064

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

SPECIAL WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, FIRST UNION NATIONAL BANK OF DELAWARE, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto DOUGLAS B. MARTIN,* hereinafter referred to as Grantee, his heirs and assigns forever, all of its right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

See legal description, Attachment "A" hereto, made a part hereof.

This is improved property, known as 617 Boscobel Street, Nashville, TN 37206.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Book 21, page 45, in the Register's Office for Davidson County, Tennessee; and to the 2002 Davidson County property taxes, which are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever by, through and under the said GRANTOR, its successors and assigns, but not otherwise. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

*and wife, Patti B. Martin

Davidson County DEEDWARR
Recvd: 11/22/02 13:55 2pgs
Fees:13.00 Taxes:432.90
20021122-0145608

IN WITNESS WHEREOF, the said FIRST UNION NATIONAL BANK OF DELAWARE has hereunto set its signature, this 7th day of November, 2002.

FIRST UNION NATIONAL BANK OF DELAWARE

By: Deborah Kaufman

Printed Name: Deborah Kaufman

Title: VP

FIRST UNION NATIONAL BANK OF DELAWARE CORPORATE SEAL

STATE OF NC
COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Kaufman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be VP (or other such officer authorized to execute this instrument) of FIRST UNION NATIONAL BANK OF DELAWARE, the within-named bargainor, a corporation, and that such VP, or other officer, as such VP, executed the foregoing Special Warranty Deed for the purposes and considerations therein contained, by personally signing the name of the corporation as VP.

WITNESS my hand and official seal of office, at Raleigh NC, this 7th day of November, 2002.

Shannon Fain
NOTARY PUBLIC

My commission expires: _____

NOTARY PUBLIC WAKE COUNTY, N.C. SHANNON FAIN MY COMMISSION EXPIRES JUNE 21, 2007

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return To:

RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217

Attachment "A": Legal Description.
First Union National Bank of Delaware.

Property located at 617 Boscobel Street, in the City of Nashville, and the County of Davidson, and the State of Tennessee, with the Zip Code of 37206 is described as follows:

Being Lot No. 22 on the Plan of Williams' First Addition to Edgefield, now East Nashville, of record in Book 21, Page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 50.0 feet on the northerly side of Boscobel Street and runs back between parallel lines 175.0 feet to an alley.

BEING the same property conveyed to First Union National Bank of Delaware, by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated May 23, 2002, recorded July 15, 2002, of record in Instrument No. 200207150084884, Register's Office for Davidson County, Tennessee.