Box 29

THIS INSTRUMENT PREPARED BY:
J. Blake Freeman, Attorney
51 Century Boulevard, Ste. 110
Nashville, TN 37214-3614

Map 81-11, Parcel 384

Davidson County DEEDWARR
Recvd: 12/20/02 07:52 3pgs
Fees:18.00 Taxes:202.21
20021220-0157193

# 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 which is hereby acknowledged by the Grantor, **Bank of America, N.A.,** does hereby bargain, sell, transfer and convey unto **Timothy Lee Bruxvoort** his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

**LAND in Davidson County, Tennessee, being the northerly one-half of Lot No. 276 in the addition of the "Town" of McGavock in Nashville, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.**

**Said northerly one-half of Lot No. 276 fronts 50 feet on the southwest side of 14th Avenue, North, formerly Alberta Avenue, and runs back between parallel lines, 170 feet to an alley.**

**BEING the same property conveyed to Bank of America, N.A. by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated June 2, 2002, and recorded at Instrument No. 20020805-0094021, said Register's Office.**

Property address is 1621 14th Avenue, North, Nashville, TN 37208

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantee, **Timothy Lee Bruxvoort** his heirs and assigns, forever.

Said Grantor warrants 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.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the said Grantor has executed this deed this 19th day of November, 2002.

BANK OF AMERICA, N.A.

By: _____

VIRGIL F. McCAULEY

Its: ~~VICE PRESIDENT~~

STATE OF Kentucky
COUNTY OF Jefferson

Before me, the undersigned, of the State and County aforesaid, personally appeared Virgil F. McCauley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Vice President of ~~BANC ONE FINANCIAL~~ Bank of America, NA ~~SERVICES, INC.~~ the within named bargainor, a corporation, and that he/she as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation his himself/herself as Vice President.

Witness my hand and official seal this 19th day of November, 2002.

_____
Notary Public

MELISSA McAFEE
Notary Public, State at Large, KY
My commission expires Mar. 7, 2006

My Commission Expires:

**********

**NAME NEW OWNER(S):**
Tim Bruxvoort
6732 Cold Stream Drive
Nashville, TN 37221

**SEND TAX BILLS TO:**
Wells Fargo Home Mortgage, Inc.
7485 New Horizon Way
Frederick, MD 21703

**********

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $54,650.00

Affiant

Subscribed and sworn to before me this 11th day of ~~November~~ December, 2002.

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JAN. 25, 2003