SPECIAL WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 2002

Notary Public

My Commission Expires: 1/12/2005

Davidson County DEEDWARR
Recvd: 01/06/03 13:45 2pgs
Fees:13.00 Taxes:236.80
20030106-0001900

ADDRESS NEW OWNER:	SEND TAX BILL:	MAP-PAR. NO.
Fletcher & Fry Real Estate Enterprises, LLC 405 Vadis Court Old Hickory, TN 37138	same	147-7-7

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 FLETCHER & FRY REAL ESTATE ENTERPRISES, LLC, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

All that certain lot or parcel of land situate in Davidson County, Tennessee, being Lot No. 85 on the Plan of Battery Crest, Section 1, as of record in Book 2900, Page 91, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description.

Less and except that portion of property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee in Book 8284, Page 75.

Subject to the terms and conditions and restrictive covenants of record in Book 3072, Page 429; Book 3707, Page 335; and Book 3098, Page 290, said Register's Office.

Subject to Easement recorded in Deed Book 6610, Page 812.

Being the same property conveyed to Bank of America, N.A. by Substitute Trustee's Deed from T. Larry Edmondson, Substitute Trustee, of record in Instrument No. 20020108-0002625, Register's Office for Davidson County, Tennessee.

This is improved property known as 4945 Edmondson Pike, Nashville, TN 37211.

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, its heirs and assigns, forever. And GRANTOR does 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, its 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 6th day of December, 2002

BANK OF AMERICA, N.A.

BY: _____

ITS: Thomas C. McMahon, V.P.

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 V.P., 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 V.P.

Witness my hand and seal, at office in Greensboro, North Carolina, this the 6th day of December, 2002.

My Commission Expires:

2/29/2004

Mary S. Rogers
Notary Public

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF GUILFORD
MARY S. ROGERS
My Commission Expires Feb. 29, 2004