**Return to: Box 10-B
Cohen & Cohen

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 $36,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January, 2003.

Notary Public

My Commission Expires:
10-25-2003

Davidson County DEEDWARR
Recvd: 01/07/03 15:14 2pgs
Fees:13.00 Taxes:133.20
20030107-0002836

ADDRESS NEW OWNER:	SEND TAX BILL:	MAP-PAR NO.
Troy Kinsel P. O. Box 160433 Nashville, TN 37216	SAME	060-12-0-119

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 TROY KINSEL, HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSOR AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Being part of Lot No. 10 on the map showing a re-subdivision of Lots Nos. 5 to 12, inclusive, and Lots A and B, etc., in W.H. Dodd's Subdivision, as of record in Book 843, Page 99, Register's Office for Davidson County, Tennessee.

Beginning on the southerly margin of a 25 foot unnamed road in the easterly line of said Lot No. 10; thence with the easterly line of said Lot No. 10, south 4 deg. 45' west 300 feet; thence north 83 deg. West 100 feet; thence north 4 deg. 45' east 300 feet to the southerly margin of an unnamed road; thence with the same eastwardly 100 feet to the beginning.

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. 20020408-0042390, Register's Office for Davidson County, Tennessee.

This is improved property known as 122 Hart Lane, Nashville, TN 37207.

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, his 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, his 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 4th day of January 2002

BANK OF AMERICA, N.A.

BY: _____
VIRGIL F. McCAULEY

ITS: VICE PRESIDENT

STATE OF KENTUCKY
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public in and for the County and State 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 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 himself as such Vice President

Witness my hand and seal, at office in Louisville, Kentucky, this the 4th day of January 2002

My Commission Expires:

WENDY L WORKMAN
Notary Public, State at Large, KY
My commission expires May 23, 2005

_____
Notary Public