File Box 29

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

Map 81-8, Parcel 302

Davidson County DEEDWARR
Recvd: 01/22/03 14:36 3pgs
Fees:18.00 Taxes:74.00

20030122-0009274

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 One,** does hereby bargain, sell, transfer and convey unto J. Varnie Barker his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING the southerly 37-1/2 feet of Lot No. 56 on the Plan of D. T. McGavock's Second Addition, as of record in Book 21, page 64, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 56 fronts 37-1/2 feet on the easterly side of 4th Avenue, North, formerly Cherry Street, and runs back between parallel lines 161 feet, more or less, to an alley.

BEING the same property conveyed to Bank One by Substitute Trustee's Deed from William Timothy Hill, Substitue Trustee, dated November 27, 2002, filed at Instrument No. 20021203-0148415, said Register's Office.

Property address is 1822 4th 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, J. Varnie Barker his heirs and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

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 15 day of January, 2003.

BANK ONE

By: _____
Barry Pittelman
Its: Vice President

STATE OF WISCONSIN
COUNTY OF Waukesha

Before me, the undersigned, of the State and County aforesaid, personally appeared Barry Pittelman, 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 for Bank One, the within named bargainor, a corporation, and that he/she as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal this 15 day of January, 2003.

Heather Rausch
Notary Public

My Commission Expires: 10-29-06

HEATHER RAUSCH
NOTARY
PUBLIC
STATE OF WISCONSIN

****

NAME NEW OWNER(S):
J. Varnie Barker
900 Conference Drive, 1B, #295
Goodlettsville, TN 37075

SEND TAX BILLS TO:

New Owner

****

STATE OF ~~TENNESS~~EE Wisconsin

~~DAVID~~SON Waukesha COUNTY ss:

The actual consideration or value, whichever is ~~greater~~, for this transfer is $20,000.00

Affiant

Barry Pittelman
Vice President

Subscribed and sworn to before me this 15 day of January, 2003.

Heather Rausch
Notary Public

My Commission Expires: 10-29-06

HEATHER RAUSCH
NOTARY
PUBLIC
STATE OF WISCONSIN