Bk# 29

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

Map 137-13, Group A, Parcel 43 CO

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 **Brian D. Pratt, and wife, Sharon A. Pratt** their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 43 on the Plan of Peninsula Point, Section One, of record in Plat Book 9700, page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

BEING the same property conveyed to Bank One by Substitute Trustee's Deed dated October 15, 2002, from William Timothy Hill, Substitute Trustee, filed at Instrument No. 20021021-0128854, said Register's Office.

Property address is 3348 Milbridge Drive, Antioch, TN 37013

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, **Brian D. Pratt, and wife, Sharon A. Pratt** their 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.

Davidson County DEEDWARR
Recvd: 02/19/03 10:04 3pgs
Fees:18.00 Taxes:473.60
20030219-0021307

IN WITNESS WHEREOF, the said Grantor has executed this deed this _____ day of February, 2003.

BANK ONE

By: X Julie A. Florez
Julie A. Florez
Its: Vice President

STATE OF WISCONSIN
COUNTY OF Waukesha

Before me, the undersigned, of the State and County aforesaid, personally appeared Julie A. Florez 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 Bank One, 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 by himself/herself as Vice President.

Witness my hand and official seal this 12 day of February, 2003.

Heather Rausch
Notary Public

My Commission Expires: 10-29-06

HEATHER RAUSCH NOTARY PUBLIC STATE OF WISCONSIN

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NAME NEW OWNER(S):

Mr. & Mrs. Brian D. Pratt
3348 Milbridge Drive
Antioch, TN 37013

SEND TAX BILLS TO:

GMAC Mortgage Corporation
P. O. Box 569760
Dallas, TX 75356

****

STATE OF ~~TENNESSEE~~ WISCONSIN / ~~DAVIDSON~~ Waulasha COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $128,000.00

X _____
Affiant Julie A. Florez
Vice President

Subscribed and sworn to before me this 12 day of February, 2003.

_____
Notary Public

My Commission Expires: 10-29-06

HEATHER RAUSCH NOTARY PUBLIC STATE OF WISCONSIN