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

Map 53-9, Parcel 79

Davidson County DEEDWARR
Recvd: 05/12/03 11:21 2pgs
Fees:13.00 Taxes:372.22

20030512-0063363

Send Tax Bill to
Irwin Mortgage
400 Interstate N
Pkwy Ste. SP
Atlanta GA 30339-5030

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 **Mitchell W. Bowers and wife, Aimee J. Bowers**, their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING East 50 feet of Lot No. 42 on the Map of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 42 fronts 50 feet on the north side of Kirkland Avenue and runs back between lines, 196.9 feet, more or less, on the west line and 198 feet on the east line, to a dead line and measures 50 feet, more or less, thereon.

BEING the same property conveyed to Bank One, by Substitute Trustee's Deed from Robert M. Wilson, Jr., Substitute Trustee, dated May 15, 2002, and recorded in Instrument No. 20020624-0075331, said Register's Office.

Property address: 809 Tamarack Street, Madison, TN 37115

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantees, Mitchell W. Bowers and wife, Aimee J. Bowers, 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.

State of Tennessee, County ofSumner
The actual consideration or value, whichever is greater, for this transfer is $100,600.00

Joanne Bradshaw
Affiant

Subscribed and sworn to before me, this 19th day of March, 2003.

Patrick Moore
Notary Public
Commission Expires 4-25-06

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

IN WITNESS WHEREOF, the same Grantor has executed this deed this 19 day of March, 2003.

BANK ONE

By: James Greene

Its: Vice President

STATE OF WISCONSIN:
COUNTY OF Waukesha

Before me, the undersigned, of the State and County aforesaid, personally appeared James Greene 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 purpose therein contained, by signing the name of the corporation by himself/herself as such Vice President.

Witness my hand and official seal this 19 day of March, 2003.

Heather Rausch
Notary Public

My Commission Expires: 10-29-06

HEATHER RAUSCH NOTARY PUBLIC STATE OF WISCONSIN

Name and Address of New Owner:
Mitchell W. Bowers & Aimee J. Bowers
809 Tamarack St.
Madison, TN 37115