This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Claudia Luna
4918 Sherman Oaks
Nashville, Tennessee, 37211

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 05/12/03 13:16 2pgs
Fees:13.00 Taxes:411.09

20030512-0063453

SEND TAX BILL TO:
First National Bank of Arizona
P.O. Box 660604
Phoenix, AZ 85082

MAP 148-1
GROUP
PARCEL 202

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **First Tennessee Bank, National Association** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Claudia Luna and Dalila Luna**, hereinafter called the "GRANTEES", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 379 on the Plan of Hillbrook, Section 6, of record in Plat Book 4175, page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to First Tennessee Bank, N.A. by Substitutes Trustee Deed from David M. Smythe, Substitute Trustee, of record in Instrument no. 20030124-0010402, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 4918 Sherman Oaks, Nashville, Tennessee, 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 GRANTEES, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 30th day of April, 2003.

For: First Tennessee Bank, National Association

By: Bowena Lundy
Loan Specialist

STATE OF TENNESSEE)
COUNTY OF Knox)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Bowena Lundy with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged to be an officer of First Tennessee Bank, National Association, the within named bargainor, a corporation, and that as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 30th day of April, 2003.

Melanie Reed Thomas
NOTARY PUBLIC 06-01-05

My Commission Expires: 06-01-05

MELANIE REED THOMAS NOTARY PUBLIC AT LARGE KNOX CO. TENN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $111,105.00.

April C. Nichols
AFFIANT

Subscribed and sworn to before me on this 30th day of April, 2003.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

M. Lynn Bodden
NOTARY PUBLIC

My Commission Expires:

MY COMM. EXP. 10/22/05