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Prepared by: Please Return To:
WILLIAM D. CASTLEMAN, ATTORNEY
Suite 112 - Glancy Square
110 Glancy Street
Goodlettsville, TN 37072

New Owner	**Send Tax Bills To**	**Map/Parcel No.**
James E.Moss, Sr. 202 Montchanin Drive Old Hickory, TN 37138	WELLS FARGO HOME MORTGAGE, INC. P.O. BOX 10304 DES MOINES, IA 50306-0304	64-1-30

Davidson County DEEDWARR
Recvd: 05/15/03 13:37 3pgs
Fees:18.00 Taxes:1128.50
20030515-0066624

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 15th day of April, 2003, by **BANK OF AMERICA, N.A.,** (hereinafter the **"Grantor"**), and **JAMES E. MOSS, SR. and wife, LINDA S. MOSS,** (hereinafter the **"Grantee"**).

W I T N E S S E T H:

That the said **Grantor**, for and in consideration of the sum of Ten and NO/100 Dollars ($10.00), in hand paid by the **Grantee**, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Grantee** forever, all the right, title, interest, claim and demand which **Grantor** has in and to the following described lot, piece or parcel of land, situate, lying and being the County of Davidson, State of Tennessee, and more particularly described in "**EXHIBIT A**" which is attached hereto and made a part hereof as fully as if copied herein verbatim.

This is improved property, known as 202 Montchanin Drive, Old Hickory, TN 37138

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and improvements thereunto belonging or in anywise appertaining, in all the estate, right, title, interest, lien, equity and claim whatsoever of **Grantor**, to the only proper use, benefit and behoof of **Grantee** forever; and **Grantor** does hereby bind itself, its successors and assigns, to warrant and defend all and singular, the Property unto **Grantee**, and **Grantee's** successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under **Grantor**.

IN WITNESS WHEREOF, the **Grantor** has signed and sealed these presents the day and year first above written.

BANK OF AMERICA, N.A.

BY: _____
VIRGIL F. McCAULEY
Title: **VICE PRESIDENT**

STATE OF Kentucky)

COUNTY OF Jefferson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Virgil F. McCauley, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be Vice President of BANK OF AMERICA, N.A., the within bargainor, and that he/she as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Vice President.

WITNESS my hand and official seal at Louisville, Kentucky, this the 15th day of April, 2003.

Notary Public

My Commission Expires:
05/23/05

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

STATE OF TN)
COUNTY OF Davidson)

The actual consideration for this transfer is ~~$[illegible]~~ $305,000.00.

Affiant

SWORN ~~to~~ and subscribed before me, this 3rd day of April, 2003.

Notary Public

My Commission Expires:
10/25/03

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

"EXHIBIT A"

Land in Davidson County, Tennessee, being Lot No. 198 Resubdivision of Lot 55, Brandywine Farms, Section 1 and of Lot 198 Brandywine Farms, Section 9, as shown by Plat of record in Plat Book 7900, Page 330, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bank of America, N.A., its successors and assigns, by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, of record in Instrument No. 20030210-0017658, Register's Office for Davidson County, Tennessee.