Davidson County DEEDWARR
Recvd: 05/21/03 12:50 3pgs
Fees:18.00 Taxes:518.00

20030521-0069290

MAP/PAR: 92-9/378

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$140,000.00**.

Affiant

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

Notary Public

My Commission Expires: 5-29-05

TONI L. BUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO:

Darrell M. & Linda G. Breaux (Name) — SAME (Name)

MAILING ADDRESS: — MAILING ADDRESS:

178 Township Drive — SAME

Hendersonville, TN 37075 — SAME

SPECIAL WARRANTY DEED

For and in consideration of the sum of **One Hundred Forty Thousand and 00/100 ($140,000.00) Dollars**, cash in hand paid by the hereinafter named Grantee (the "Grantee") and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bank of America, N.A.,** hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Darrell M. Breaux and wife, Linda G. Breaux,** hereinafter referred to as "Grantee" their heirs, and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described in **Exhibit "A"** which is attached hereto and incorporated herein by reference.

This is improved property known as: 3214 Charlotte Avenue
Nashville, TN 37209

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; and all other matters of any kind or nature appearing of record; provided, however, Grantor warrants to Grantee, their heirs, and/or assigns, that there exist no mortgages, deed of trust liens or mechanics liens against the real property herein conveyed, as of the time of execution hereof. Real property taxes for the current year have been prorated and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, successors and/or assigns to warrant and forever defend the title to the said land to the said Grantee, their heirs, and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto on this 30th day of April, 2003.

Grantor:

Bank of America, N.A.

By: _____

VIRGIL F. McCAULEY

Title: **VICE PRESIDENT**

STATE OF KENTUCKY)
COUNTY OF Jefferson)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Virgil F. McCauley (name), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President (title) of **Bank of America, N.A.**, and that as such Vice President (title), executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself this 30th day of April, 2003.

Witness my hand and official seal at Louisville (city), Kentucky, this 30th day of April, 2003

_____
Notary Public

My Commission Expires: _____

MELISSA McAFEE
Notary Public, State at Large, KY
My commission expires Mar. 7, 2006

EXHIBIT "A"
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 17 in the Subdivision of part of the Wilcox 25 acre tract, as of record in Book 161, page 159, Register's Office for Davidson County, Tennessee.

SAID Lot No. 17 fronts 51 1/3 feet on the north side of Charlotte Turnpike, now Charlotte Avenue, and extends back between lines, along the east margin of an alley, 189 feet to another alley in the rear, on which it measures 50 feet.

Being the same property conveyed to Bank of America, N.A., by Substitute Trustee's Deed of record in Book Instrument No. 20010828-0092807, Register's Office for Davidson County, Tennessee.