REFERENCE
2257190

Davidson County DEEDWARR
Recvd: 06/18/03 11:30 2pgs
Fees:13.00 Taxes:55.50

20030618-0084066

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 518 N. High Street Post Office Box 1967 Columbia, TN 38401	James Jackson 1343 Stratford Avenue Nashville, TN 37216	James Jackson 1343 Stratford Avenue Nashville, TN 37216

SPECIAL WARRANTY DEED

This indenture is made and entered into this 12th day of June, 2003 between Countrywide Home Loans, Inc. (hereinafter referred to as "GRANTOR") and James Jackson (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in Davidson County, Tennessee and being more particularly described as follows:

Being the East 22½ feet of Lot No. 3 and the West 13-¾ feet of Lot No. 4 of Block 14 on the Map of Fisk University Place, as shown by a map of record in Plat Book 421 at page 4-5 in the Davidson County, Tennessee Register of Deeds office. Said parts of said lots adjoin and front together 36¼ feet on the north side of Clare Street and run between lines 120 feet, more or less, on the west line and 122 feet, more or less, on the east line to an alley on which they measure 36¼ feet.

BEING the same property conveyed to Countrywide Home Loans, Inc. by instrument of record in Instrument #20021115-0142159 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 19-092.06-0-146.00

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said tract or parcel of land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

DOCID#00020089684MS30M

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Countrywide Home Loans, Inc.

By: _____

Printed Name: Janet Palomino

Title: Assistant Vice President

DOCID#00020089684MS30M

STATE OF California

COUNTY OF Ventura

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Janet Palomino, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Assistant Vice President of Countrywide Home Loans, Inc., being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by him or herself as such officer.

Witness my hand and seal in the aforesaid state and county this 13th day of June, 2003.

_____
NOTARY PUBLIC
Commission Expires: 8/25/05

DIANA L. GARCIA
Commission # 1318855
Notary Public - California
Ventura County
My Comm. Expires Aug 25, 2005

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $15,000.00.

_____
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 13TH DAY OF June, 2003.

SEAL

NOTARY PUBLIC AT LARGE
SYRA S. HARRISON
RUTHERFORD COUNTY, TENN

_____
NOTARY PUBLIC
COMMISSION EXPIRES: 2/20/07