#16241-3

Davidson County DEEDWARR
Recvd: 07/07/03 13:59 2pgs
Fees:13.00 Taxes:351.50
20030707-0093053

MAP 092-04
PARCEL 014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $95,000.00 .

Affiant

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

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Comm. Expires 05/30/07

Notary Public

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Mayibuye Monanabela	"NEW OWNER"
(Name)	(Name)
3609 Bentfield Drive	
(Street Address)	(Street Address)
Nashville, TN 37208	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **THE BANK OF NASHVILLE, a Tennessee state bank** , hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **MAYIBUYE MONANABELA**, hereinafter called the "Grantee", his heirs and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being part of Lots 196, 197 and 198 on the Plan of Hardings Second Addition to Nashville, Tennessee, of record in Book 21, Page 58, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of said Lots 196, 197 and 198 fronts 40 feet on the easterly side of 16th Avenue North, and runs back along the northerly margin of an alley 132 feet to a dead line.

BEING the same property conveyed to The Bank of Nashville, by Deed in Lieu of Foreclosure from Dr. Sheila R. Peters, unmarried, of record in Instrument No. 20030121-008348, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THIS is improved property, known as 1018 16th Avenue North, Nashville, TN 37208 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and the heirs and/or assigns of said Grantee, forever; and, the Grantor further covenants with the said Grantee that Grantor 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.

Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantee, his heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 19th day of June, 2003.

THE BANK OF NASHVILLE

BY: Ellen V. Hackett, VP
ELLEN HACKETT, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared ELLEN HACKETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Vice President of The Bank of Nashville, a Tennessee state bank, the within-named bargainor, and that she, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the bank by herself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this the 19th day of June, 2003.

Malinda Hill
Notary Public

My Commission Expires: 11-8-06

