Davidson County DEEDWARR
Recvd: 07/21/03 13:30 2pgs
Fees:13.00 Taxes:206.37
20030721-0101868

Prepared by:
Frontier Title & Escrow, Inc.
109C East Avenue
Goodlettsville, TN 37072

New Owners Address:
Tiffeny N. Novosad
3243 Leawood Drive
Nashville, TN 37218
Send Tax Bills to Same Address
Map/Parcel 071-11-0-098.00

PICK-UP

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of July, 2003 between

Vanderbilt Mortgage and Finance, Inc.
Party of the first part and

Tiffeny N. Novosad
Party of the second part:

WITNESSETH: That for and in consideration of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party in fee simple, the following described real estate situated in Davidson County, State of Tennessee:

Land in Davidson County, Tennessee, Westerly 1/2 of Lot No. 34 on the Plan of Trinity Heights Subdivision, recorded in Book 161, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

This being the same property conveyed to Vanderbilt Mortgage and Finance, Inc. by Substitute Trustee's Deed dated 2/10/2003 from R. N. (Bo) Taylor, Substitute Trustee of record in Instrument Number 20030212-0019451 Register's Office Davidson County, Tennessee.

To have and to hold the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in free simple forever.

This said party of the first part does hereby covenant with the said party of the second part that as to the title and quiet possession to said real estate it will warrant and forever defend against the lawful claims of all persons claiming the same by, through, or under a written instrument executed by said party of the first part or as the result of an affirmative act of the party of the first part, but not further of otherwise.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Vanderbilt Mortgage and Finance, Inc.

BY: _____

TITLE: President

STATE OF TENNESSEE
COUNTY OF BLOUNT

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Paul Nichols with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Vanderbilt Mortgage and Finance, Inc., a corporation, the within named bargainor and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

WITNESS my hand and official seal at office in Maryville, Tennessee on this the 16 of July, 2003.

Notary

My Commission Expires: 3-11-07

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$55,776.28.** which amount is equal to or greater than that which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16th day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 12-4-06