Bk 29

THIS INSTRUMENT PREPARED BY:
J. Blake Freeman, Attorney
51 Century Boulevard, Ste. 110
Nashville, TN 37214-3614

Map 146-13, Parcel 3

Davidson County DEEDWARR
Recvd: 08/18/03 08:34 3pgs
Fees:18.00 Taxes:555.00
20030818-0119118

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Bank of America, N.A.** does hereby bargain, sell, transfer and convey unto **Sam Peden** her heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 12 on the Plat of Forest Acres Subdivision, Section 4, as of record in Book 2331, page 156, R.O.D.C., Tennessee.
Beginning on the southerly margin of Otter Creek Road, at the corner of Lots Numbers 12 and 13; thence with the line between said two lots southwardly 435.30 feet to a point in the northerly lot line of Lot Number 15; thence with same southwestwardly 185.15 feet to a point in the easterly margin of Forest Acres Court; thence with same and around a curve in a westerly direction 65.06 feet to the corner of Lots 12 and Parcel "A"; thence with the line between said two lots North 11 degrees 16 minutes 25 seconds West 507.62 feet to the southerly margin of said Otter Creek Road; thence with same eastwardly 239.71 feet to the beginning.

Saving and excepting that property conveyed by deed recorded July 18, 2000, in Instrument No. 200007180070972, said Register's Office.

BEING the same property conveyed to Bank of America, N.A. by Trustee's Deed from Robert M. Wilson, Jr., Successor-Trustee, dated April 9 , 2003, and recorded at Instrument No. 20030507-0060686, said Register's Office.

Property address is 950 Forest Acres Court, Nashville, TN 37220

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantee, **Sam Peden** his heirs and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the said Grantor has executed this deed this _____ day of August, 2003.

BANK OF AMERICA, N.A.

By: _____

VIRGIL F. McCAULEY

Its: **VICE PRESIDENT**

STATE OF KENTUCKY
COUNTY OF Jefferson

Before me, the undersigned, of the State and County aforesaid, personally appeared Virgil F. McCauley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself/herself to be Vice President of Bank of America, N.A., the within named bargainor, a corporation, and that he/she as such Vice President, 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, KY, this 11th day of August, 2003.

_____
Notary Public

My Commission Expires:

MELISSA McAFEE
Notary Public, State at Large, KY
My commission expires Mar. 7, 2005

****

NAME NEW OWNER(S):
Sam Peden
123 Shivel Drive
Hendersonville, TN 37075

SEND TAX BILLS TO:

New Owner

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me this 13th day of August, 2003.

My Commission Expires:

Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006