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This Prepared by and Return to:
Dyke Tatum, Attorney
Suite 200 Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

New Owner - Send Tax Bills:
James Sowell
7402 Bermuda Drive
Christianna, Tn. 37037
81-7-469= MAP/PAR

Davidson County DEEDWARR
Recvd: 10/21/03 12:16 3pgs
Fees:18.00 Taxes:70.30
20031021-0155418

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good valuable consideration, the receipt of which is hereby acknowledged by the Grantor, Sovereign Bank organized under and existing pursuant to the laws of the United States, does hereby bargain, sell, transfer and convey unto James Sowell, his successors and or assigns, that certain tract or parcel of land in Davidson County Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to Sovereign Bank by Substitute Trustee's Deed of record in instrument number 20030514-0065340 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto said, James Sowell, forever.

SAID Grantor warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantors, but not otherwise.

WITNESS the execution hereby by Sovereign Bank by JASON DUCKWORTH its ASSISTANT VICE PRESIDENT and attested by AL CACCIAGRANI its REO MANAGER this 16 day of OCTOBER, 2003.

ATTEST:

SOVEREIGN BANK

BY:
TS:

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JASON DUCKWORTH and M. CACCIAGRANI with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their several oaths acknowledged themselves to be the ASSISTANT VICE PRESIDENT and REO MANAGER respectively of Sovereign Bank, a corporation, the within named bargainor, and that they as such officers being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said officers.

Witness my hand and official seal at office at Providence, Rhode Island, this 16TH day of OCTOBER, 2003.

Lenore P. Castore
Notary Public

My Commission Expires: 7-30-07

LENORE P. CASTORE
NOTARY PUBLIC RHODE ISLAND
My Commission Expires 7/30/2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $19,000.00

James A. Sowell
Affiant

Subscribed and sworn to before me, this 17TH day of October, 2003.

NOTARY PUBLIC

My Commission Expires: 5/29/05

H. DYKE TATUM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9 ON THE PLAN OF THE SUBDIVISION OF LOT NO. 2 OF THE DIVISION OF THE LANDS OF THOMAS WOODARD, DESEACED OF RECORD IN PLAT BOOK 2, PAGE 104, CHANCERY COURT AT NASHVILLE, FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SOVERIGN BANK BY DEED FROM PHILIP M. KLEINSMITH, TRUSTEE OF RECORD IN INSTRUMENT NO. 20030514-0065340 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESEE.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD