Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2009-316
1691945

Davidson County DEEDWARR
Recvd: 12/01/03 11:37 3pgs
Fees:18.00 Taxes:1787.10

20031201-0172422

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 25th day of November, 2003, by Bank of New York, as Trustee.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Bart Johnston and Bonnie Johnston, husband and wife, Grantees, the following land in Davidson County, Tennessee:

Being Lot Number 390 on the Map of Richland Realty Company's Division "C" as of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being that same property conveyed to Bank of New York, as Trustee by Trustee's Deed from Robert M. Wilson, Jr., Substitute Trustee filed October 7, 2003, as Instrument No. 20031007-0147886, in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as:3804 Princeton Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever.

Grantor covenants that it is seised and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Bank of New York, as Trustee, by Countrywide Home Loans, Servicing LP, as Attorney-In-Fact

Craig Anderson, Assistant Vice President of Countrywide GP, Inc., General Partner

ATTEST:

Tiffany Skaife, Asst. Secretary

Acknowledgment

State of TEXAS)
)ss.
County of COLLIN)

On this day before me, a Notary Public, personally appeared Craig Anderson , to me personally well-known, who acknowledged that he/she is the Asst. Vice President of Countrywide Home Loans, Servicing LP, as Attorney-In-Fact on behalf of Bank of New York as Trustee, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.

Witness my hand and seal this 25th day of November, 2003.

Notary Public – Sylvia Bishop

My commission expires:

10/1/07
(Seal)

SYLVIA BISHOP
My Commission Expires
October 1, 2007

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, $483,000, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Allison Coleman
Affiant

Subscribed and sworn to before me this 26th day of November 2001.

Cheri D. Weldy
Notary Public

CHERI D. WELDY
NOTARY PUBLIC AT LARGE
EXPIRES 5/30/07
DAVIDSON COUNTY, TENN.

My commission expires:

5/30/2007
(Seal)

Property owner and party responsible for payment of taxes:
Bart Johnston
3804 Princeton Avenue
Nashville, TN 37205

Parcel #103-08-0 263.00

Return to:

Associates Closing & Title- HURON
11501 Huron Lane
Little Rock, AR 72211