1 of 29

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

Map 175, Parcel 61

Davidson County DEEDWARR
Recvd: 12/30/03 15:55 3pgs
Fees:18.00 Taxes:728.90
20031230-0184171

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 **Charles R. Painter and wife, Lois A. Painter** their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 6000, page 353, said Register's Office, Tax ID# 175.00-61. Being known and designated as 2.35 acres, metes and bounds property.

DESCRIPTION FROM DEED:
Being Lot No. 5 of the Stewart Subdivision No. 1, according to survey made by Pete Meyer, Surveyor, on Febrary 21, 1946, said survey not being of record, and being described as survey of Lots 1 to 7 of Subdivision No. 1 of Emerson N. Stewart's property.

Said Lot No. 5 fronts 300 feet on the northerly side of what is now Maxwell Road, and extends back between parallel lines 309 feet to a dead line, and measures 300 feet on said dead line, the southeast corner of said Lot No. 5 being 601.6 feet westerly from the southeast corner of the property conveyed to Emerson N. Stewart and wife, Mary Eva Stewart, of record in Book 911, page 168 of the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Bank of America, N.A., by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., Substitute Trustee, dated September 18, 2003, and recorded at Instrument No. 20031003-0146123, said Register's Office.

Property address is 4118 Maxwell Road, Antioch, TN 37013

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, **Charles R. Painter and wife, Lois A. Painter** their 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 23 day of December, 2003.

BANK OF AMERICA, N.A.

By: Daneen Sparcino

Its: VICE PRESIDENT

STATE OF NEW YORK
COUNTY OF Erie

Before me, the undersigned, of the State and County aforesaid, personally appeared Daneen Sparcino, 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 the Vice President of the 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 Buffalo, NY, this 23 day of December, 2003.

KRISTEN NIETHE NOTARY PUBLIC STATE OF NEW YORK

Kristen Niethe
Notary Public

My Commission Expires: 6/16/07

KRISTEN NIETHE
Notary Public, State of New York
Qualified in Niagara County
Reg. No. 01NI5080367
My Commission Expires 6-16-07

****

NAME NEW OWNER(S):

Mr. & Mrs. Charles R. Painter
4118 Maxwell Road
Antioch, TN 37013

SEND TAX BILLS TO:

First Horizon Home Loan Corp.
4000 Horizon Way
Irving, TX 75063

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $197,000.00

Affiant

Subscribed and sworn to before me this 24th day of December, 2003.

Notary Public

My Commission Expires:

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

My Commission Expires NOV. 25, 2006