Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/06/04 08:45 2pgs
Fees:13.00 Taxes:706.70



20040106-0001622

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Charles T. Curran
5924 Fireside Dr.
Brentwood, Tennessee 37027

MORTGAGEE:
Leader Mortgage, LLC
4456 Corporation Lane, Suite 100
Virginia Beach, VA 23462

SEND TAX BILL TO:
Owner

MAP	**160**
GROUP	**16**
PARCEL	**53**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **The Bank of New York, as Trustee** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Charles T. Curran, unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 243 on the Revised Plan of Hearthstone, phase 6, of record in Plat Book 6900, page 254 & 255, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to The Bank of New York, as Trustee by Trustees Deed from Robert M. Wilson, Jr., as Successor-Trustee of record in Instrument no. 20031222-0181700, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 5924 Fireside Dr., Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 30th day of December, 2003.

The Bank of New York, as Trsutee
By: Countrywide Home Loans Servicing, LP, its attorney-in-fact

By: _____
Mark Arvizu, Vice President

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Mark Arvizu, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Vice President of **Countrywide Home Loans Servicing, LP, attorney in fact for The Bank of New York,** the within named bargainor, and that he as such Mark Arvizu, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of **The Bank of New York** as its free act and deed.

WITNESS my hand and official seal this 30th day of December, 2003.

_____
NOTARY PUBLIC

My Commission Expires: ~~12/25/2004~~ 01/22/07

DELINA M MWAKURIGA
Notary Public
State of Texas
My Commission Expires
January 22, 2007

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $191,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 29th day of December, 2003.

_____
~~Robert M. Hall~~ Delina M. Mwakuriga
NOTARY PUBLIC

My Commission Expires: ~~12/25/2004~~

DELINA M MWAKURIGA
Notary Public
State of Texas
My Commission Expires
January 22, 2007