Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2009-287
1459858/Eaton

Davidson County DEEDWARR
Recvd: 02/04/04 09:17 3pgs
Fees:18.00 Taxes:179.45
20040204-0013422

# SPECIAL WARRANTY DEED
## (Corporation)

Special warranty deed made on the 9th day of January, 2004, by The Bank of New York as Trustee, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Asad Ullah and Shizue Nomura, Grantees, the following land in Davidson County, Tennessee:

> Being Lot Number 17A on the Plan of Trailwood Subdivision, Section One, Zone Lot Division of Lots 12, 13, 16, 17 and 18, as of record in Book 6250, Page 140, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Bank of New York as Trustee by Substitute Trustee's Deed from Robert M. Wilson, Jr. Substitute Trustee filed August 16, 2003, as Instument No. 20030816-0118638 in the records of the Register's Office of Davidson County, Tennessee.
>
> Commonly known as: 3251 Trails End Lane, Nashville, TN 37214.

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.**

**The Bank of New York, as Trustee By Its Lawful Attorney-in-fact Countrywide Home Loans**

**BY:**_____

**ITS:___Mark Arvizu Vice President_____**

**Acknowledgment**

**State of Texas )**
**)ss.**
**County of Collin )**

**On this 21 day January before me, a Notary Public, personally appeared ____Mark Arvizu___, to me personally well-known, who acknowledged that he/she is the _____VP_____ of Countrywide Home Loans, a corporation, as attorney-in-fact for The 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 as such attorney-in-fact by himself/herself as such officer.**

**Witness my hand and seal this __20__ day of January, 2004.**

NAJIA SARAH ABRAHAM
Notary Public, State of Texas
My Commission Expires 04-06-06

**Najia Sarah Abraham**
**Notary Public**

**My commission expires:**

**__4/8/06_____**
**(Seal)**

**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, $ 48,500.00 , which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.**

**Affiant**

**Subscribed and sworn to before me this 9th day of January, 2004.**

**Notary Public**

**My commission expires:**

12-15-2004
**(Seal)**

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

**Property owner and party responsible for payment of taxes:**
**Asad Ullah**
**3251 Trails End Lane**
**Nashville, TN, 37214**

**Map No. 108-12-7.00**

**Return to:**

John J. Gwin
2800 N. Mt. Juliet Rd
Mt. Juliet, Tn 37122