Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2009-265

Davidson County DEEDWARR
Recvd: 02/09/04 11:06 3pgs
Fees:18.00 Taxes:74.00
20040209-0015271

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 18th 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 Melvin Smith and wife, Linda Bell-Smith, Grantees, the following land in Davidson County, Tennessee:

Being part of Lot No. 57 on the Plan of McGavock, Wetmore and Other Second Addition called the Addition to the Town of McGavock as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee. Beginning at a point in the Westerly margin of Eleventh Avenue North, said point being the common corner between Lots 57 and 58 in DT McGavock and Others Addition to the Town of McGavock as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, thence with Westerly line of Eleventh Avenue North, Southerly 50 feet to the common corner between Lots 56 and 57; thence northerly 50.03 feet to a point in the common line between Lots 57 and 58; thence easterly 96 feet to the point of beginning.

Being that same property conveyed to Bank of New York as trustee by Substitute Trustee's Deed from Robert M. Wilson, Jr., Substititute Trustee filed August 7, 2003, as instrument no. 20030807-0112619 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as:1209 11th Avenue North, Nashville, TN 37208

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.

Countrywide Home Loans, Inc as attorney in fact for Bank of New York, as trustee

BY:_____

ITS: Mark Arvizu Vice President_____

Acknowledgment

State of Texas)
)ss.
County of Collin)

On this 18 day November, 2003 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, Inc., a corporation, as attorney-in-fact for 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 _18___ day of November, 2003.

Najia Sarah Abraham

Notary Public

My commission expires:

___4/8/06_____
(Seal)

NAJIA SARAH ABRAHAM
Notary Public, State of Texas
My Commission Expires 04-08-06

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, $ 20,000.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Alicia Coleman
Affiant

Subscribed and sworn to before me this 18th day of November, 2003.

Pamela Gray Addison
Notary Public

PAMELA GRAY ADDISON NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

My commission expires:

(Seal)

MY COMMISSION EXPIRES:
September 13, 2005

Property owner and party responsible for payment of taxes:
Melvin Smith
1209 11th Avenue North
Nashville, TN, 37208

Map No. 81.16-115.00

Return to:

Associates Closing and Title
A Division of Wilson & Associates, PLLC
1521 Merrill Dr., Suite D220
Little Rock, AR 72211.9809