Return to: Saturn & Mazer Title Services, Inc.
212 Third Ave North, Nashville, TN 37201
FILE BOX " 7 " SP42747

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 31,500.00
Daniel McAllister
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF January, 2004
Notary Public
MY COMMISSION EXPIRES: 3/25/07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Smith (NAME)	SAME (NAME)	MAP 72-14
1406 Straightway Avenue (ADDRESS)	(ADDRESS)	PARCEL 186
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bank of New York as Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah Smith

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the northerly 100 feet of the easterly half of lot number 39 on the plan of H. M.Doak's Subdivision, as of record in Book 332, page 22, Register's Office for Davidson County, Tennessee. Said part of lot number 39 fronts 50 feet on the southerly side of Straightway Avenue and extends back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Bank of New York as Trustee by Trustees Deed of recordas instrument number20030807-0112406, Register's Office for Davidson County, Tennessee, and by three Quitclaim deed recorded simultaneously herewith as instruments number 20040210-00 *, and *16106 20040210-0016107 and ** , said Register's Office.
**20040210-0016108

This conveyance is made of, by and through the Grantor from and after the time Grantor took title. No warranties are expressly made and no warranties are to be implied. If any warranties are made, they run from and after the time Grantor took title and not further or otherwise.

unimproved ( )
This is improved (X) property, known as 1406 Straightway Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever;

It is agreed that 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 29 day of January, 2004

Bank of New York as Trustee
By:
Mark Arvizu Vice President for Countrywide Home Loans

COUNTRYWIDE HOME LOANS, INC. CORPORATE SEAL MAR. 9, 1969 NEW YORK

Davidson County DEEDWARR
Recvd: 02/10/04 13:35 2pgs
Fees:13.00 Taxes:116.55
20040210-0016109

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Mark Arvizu

VP

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned Najia Sarah Abraham a Notary Public within and for the State and County aforesaid, personally appeared Mark Arvizu and with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the its: VP of Countrywide Home Loans, Inc. ~~xxxx~~ atty-in-fact respectively of the Bank of New York as Trustee the within named bargainor, and corporation, and that he as such its: VP of Countrywide Home Loans, Inc. ~~xxxx~~ the attorney-in-fact of Grantor being authorized so to do, executes the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Mark Arvizu as such its: VP ~~and attesting the same by the xxx~~ of Countrywide Home Loans, Inc. as such ~~attorney-infacy of~~ Bank of New York as Trustee, being so authorized.

Witness my hand and official seal at office at PLANO, TEXAS on this the 29 day of January, 2004.

Najia Sarah Abraham

My commission expires 4/8/06

Notary Public

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