Box 13
#7342

THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

Davidson County DEEDWARR
Recvd: 02/18/04 15:45 3pgs
Fees:18.00 Taxes:1302.40
20040218-0018955

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 18th day of December, 2003 by and between The Bank of New York as Trustee, hereinafter called Grantor, and Terry D. and Jennifer D. Atkinson, * husband and wife his/her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 as shown on the final plat of Brandywine Harbor of record in Plat Book 11700, page 38, Register's Office for Davidson County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20030415-0049722, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 18th **day of** December, **2003.**

BY: _____
Steven Flores

TITLE: Vice President

STATE OF California
COUNTY OF Ventura

Before me, the undersigned Notary Public in and for said County and State, personally appeared Steven Flores **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be the** Vice President, **of The Bank of New York as Trustee, the within named bargainor, a Corporation, and that such** Vice President **executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as** Vice President.

Witness my hand and Official Seal at office this 18th **day of** December, **2003.**

_____
Gina C. Martinez

GINA C. MARTINEZ
Commission # 1326095
Notary Public - California
Ventura County
My Comm. Expires Oct 20, 2005

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 352,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 20 04

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry D. Atkinson (NAME)	ABN AMRO Mortgage Group Inc. (NAME)	54-14-0-A-17
65 Harbor Cove Drive (ADDRESS)	PO Box 57068 (ADDRESS)	
Old Hickory, TN. 37211 (CITY) (STATE) (ZIP)	Irvine, CA. 92619-7068 (CITY) (STATE) (ZIP)	