Davidson County DEEDWARR
Recvd: 02/27/04 10:30 3pgs
Fees:18.00 Taxes:109.15
20040227-0022342

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2009-382
2215724/Suth

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 13th day of February, 2004, by 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 Christian Properties, Inc., Grantee, the following land in Davidson County, Tennessee:

Being a part of Lot No. 11 Block "I" on the Plan of Forest Park Subdivision of Madison, Tennessee, as recorded in Book 843, Page 44, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point in the Southwest corner of Lot No. 12 in said Subdivision; and thence East 50 feet to the Southwest corner of Lot No. 13 in said subdivision and said lots thence South about 50 feet to a stake; thence West about 50 feet to a stake; thence North about 50 feet to a point of beginning. This property fronts about 50 feet on the East side of Second Ave. and extends back in an eastwardly direction about 50 feet.

Being the same property conveyed to Bank of New York, as Trustee, by Substitute Trustee's Deed from Philip M. Kleinsmith, Successor Trustee filed December 01, 2003, as instrument number 20031201-0172363 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 231 Hickory Street, Madison, TN 37115.

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 Grantee and unto his heirs and assigns forever.

Grantor covenants that it is seized 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.

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

BY: _____
Janet Palomino

ITS: Asst. Vice President of Countrywide GP, Inc., General Partner

Acknowledgment

State of {California }
)ss.
County of ~~Davidson~~ Ventura

On this day before me, a Notary Public, personally appeared Janet Palomino **, to me personally well-known, who acknowledged that he/she is the** A.V.P **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 22 **day of** ~~February~~ January**, 2004.**

_____
Notary Public

My commission expires: 9/23/06

_____
(Seal)

TRACEY JENNINGS
Commission # 1376215
Notary Public - California
Ventura County
My Comm. Expires Sep 23, 2006

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, $ 29,500.00 , which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

DOCID0002215724MS30M

Affiant

Subscribed and sworn to before me this 13th day of February, 2004.

Notary Public

My commission expires:

7-29-06

(Seal)

AMY FREDRICKSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Property owner and party responsible for payment of taxes:
Van Christian
231 Hickory Street
Madison, TN, 37115

Map No. 043-13-0-350.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211