Davidson County DEEDWARR
Recvd: 03/05/04 08:15 3pgs
Fees:18.00 Taxes:98.05
20040305-0025121

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

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 17th **day of** February, **2004 by and between The Bank of New York, as Trustee, hereinafter called Grantor, and Christopher Oneill, 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:

Being Lot No. 10 on the Plan of J. W. Harts Addition to East Nashville of recorded in Book 57, page 129, Register's Office for Davidson County, Tennessee. Said Lot No 10 fronts 50.0 feet on westerly side of McFerrin Avenue and runs back westerly between parallel lines a distance of 153.0 feet to an alley.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20030925-0142008, 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 17th **day of** February **, 2004.**

Bank of New York, as trustee, by Countrywide Home Loans Servicing LP, as Attorney In-Fact

BY: Jeannette Grodsky

Jeannette Grodsky

TITLE: First Vice President

STATE OF California

COUNTY OF Ventura

Before me, the undersigned Notary Public in and for said County and State, personally appeared Jeannette Grodsky **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** First Vice President **, of The Bank of New York, as Trustee, the within named bargainor, a Corporation, and that such** _____ **executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as** _____.

Witness my hand and Official Seal at office this 17th **day of**

February, 2004.

Gina C. Martinez

Notary Public

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

My Commission Expires:
Oct. 20, 2005

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* OWNER CHRISTOPHER ONEILL

Property Address: 718 McFerrin, Nashville, TN37206
Parcel # 82-8-284

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Christopher Oneill
SAME

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $ 26,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF March, 2004.

Notary Public
My Commission Expires: 10/24/05

TIMOTHY D. FERGUSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN