RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2009-402
DOCID0002518610MS30M

Davidson County DEEDWARR
Recvd: 04/02/04 11:32 3pgs
Fees:18.00 Taxes:301.18

20040402-0037319

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 16th day of March, 2004, by Bank of New York, as Trustee and/or MERS as appropriate, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Robert F. Pring,* Grantee, the following land in Davidson County, Tennessee:
*unmarried

Property located at 1440 Janie Avenue, Nashville, Tennessee, 37216, County of Davidson, and described as follows:

Land in Davidson County, Tennessee, being the southerly 50 feet of Tract 11, Block "E" of Country Club Estates, as of record in Book 843, page 95, Register's Office for Davidson County, Tennessee. Said part of said tract 11 fronts 50 feet on the Westerly side of Janie Avenue and runs back between parallel lines 175 feet to a dead line on which it measures 50 feet.

Being the same property conveyed to Bank of New York, as Trustee and/or MERS as appropriate, by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee filed on January 7, 2004, as instrument number 20040107-0002339 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 1440 Janie Avenue, Nashville, TN 37216.

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.

Bank of New York, as Trustee and/or MERS as appropriate by Countrywide Home Loans Servicing, LP its Attorney-in-Fact.

BY: _____
Sandra Whiteley, Assistant Secretary of Countrywide GP Inc General Partner

ATTEST:
_____
Lucero Pena
DOCID0002518610MS30M

Acknowledgment

State of California
)ss.
County of Ventura

On this day before me, a Notary Public, personally appeared Sandra Whiteley, to me personally well-known, who acknowledged that he/she is the Assistant Secretary of Countrywide Home Loans Servicing LP, a corporation, as attorney-in-fact for Bank of New York, as Trustee and/or MERS as appropriate, a corporation, and that 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 16th day of March, 2004.

_____
Notary Public

My commission expires:
9/22/06
_____
(Seal)

KELLY BROWN
Commission # 1376099
Notary Public - California
Ventura County
My Comm. Expires Sep 22, 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, $81,400, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant
Sandra Whiteley
DOCID0002518610MS30M

Subscribed and sworn to before me this 16th day of March, 2004.

Notary Public

My commission expires:
9/22/06
(Seal)

KELLY BROWN
Commission # 1376099
Notary Public - California
Ventura County
My Comm. Expires Sep 22, 2006

Property owner and party responsible for payment of taxes:
Robert F. Pring
1440 Janie Avenue
Nashville, TN, 37216

Map No. 072-04-0 266.00

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