THIS INSTRUMENT PREPARED BY:
J. Blake Freeman, Attorney
51 Century Boulevard, Ste. 110
Nashville, TN 37214-3614

Map 85, Parcel 40

Davidson County DEEDWARR
Recvd: 04/08/04 08:04 3pgs
Fees:18.00 Taxes:314.13
20040408-0039941

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Bank One, N.A. ( aka Bank One)** does hereby bargain, sell, transfer and convey unto **John S. Powers and wife, Janet S. Powers** their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

**BEING Lot No. 46 on the Plan of Hillhurst Acres, Section 3, of record in Plat Book 2331, page 86, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.**

**BEING the same property conveyed to Bank One by Subsitute Trustee's Deed from William Timothy Hill, Substitute Trustee, dated October 30, 2003, and recorded at Instrument No. 20031103-0160829, said Register's Office.**

Property address is 2952 Hillhurst Drive, Nashville, TN 37207

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantee, **John S. Powers and wife, Janet S. Powers** their heirs and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the said Grantor has executed this deed this 17th day of March, 2004.

**BANK ONE, N.A.**

By: Leah Steil
Leah Steil
Its: Vice President

STATE OF WISCONSIN
COUNTY OF Milwaukee

Before me, the undersigned, of the State and County aforesaid, personally appeared Leah Steil VP, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of the BANK ONE, N.A. the within named bargainor, a corporation, and that he/she as such VP, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as vice President.

Witness my hand and official seal at ~~Menomonee Falls~~ Milwaukee, WI this 17th day of March, 2004.

Martha Lockhart
Notary Public

My Commission Expires:
02-24-2008

MARTHA LOCKHART NOTARY PUBLIC STATE OF WISCONSIN

**********

NAME NEW OWNER(S):
Mr. & Mrs. John S. Powers
2952 Hillhurst Drive
Nashville, TN 37207

SEND TAX BILLS TO:
Accredited Home Lenders, Inc.
5500 Interstate North Pky. #300
Atlanta, GA 30328

**********

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $84,900.00

Affiant

Subscribed and sworn to before me this 17th day of March, 2004.

Notary Public

My Commission Expires:

KIMBRA R. ROUSH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008