This Instrument prepared by:
Bankers Title & Escrow Corporation
5409 Maryland Way, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/15/04 16:21 2pgs
Fees:13.00 Taxes:625.30
20040415-0042737

Dav. Co. File Box 14-A
jtc file no. 16970-1

ADDRESS NEW OWNER:
Susan Bauman
217 Boxmere Place
Nashville, TN 37215

SEND TAX BILL TO:
Realty Mortgage Corporation
7000 Executive Center Drive, #200
Brentwood, TN 37027

MAP-PARCEL
Map 131-6-E
Parcel 217

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, NATIONAL RESIDENTIAL NOMINEE SERVICES INC., a Delaware Corporation, the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said SUSAN BAUMAN (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 217 of Burton Hills, Village of Boxmere, Phase I, a Condominium, a horizontal property regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Burton Hills, Village of Boxmere, Phase I, a Condominium, of record in Book 6666, page 749, and as amended in Book 6824, page 308, in Book 6908, page 738, and in Book 6921, page 226, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6666, page 806, and as amended in Book 6911, page 831, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plan of Burton Hills, Village of Boxmere, Phase I, a Condominium, as shown on Exhibit "B" to the Master Deed of record in Book 6666, page 749 through, and includig 803, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to National Residential Nominee Services, Inc. by deed from Diana Lynne Shields of record in Instrument No. 20040415-0042736, Register's Office for said County.

This is improved property known as 217 Boxmere Place, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or

suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 11 day of February, 2004.

NATIONAL RESIDENTIAL NOMINEE SERVICES, INC., a Delaware Corporation.

By: _____

Its: Sherri Fowler
Vice President

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public of said county and state, Texas, Sherri Fowler with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the Vice President of National Residential Nominee Services, Inc., a Delaware Corporation the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11 day of February, 2004.

_____
Notary Public

My Commission Expires: 11/22/06

STATE OF Texas
COUNTY OF Dallas

The actual consideration or value, whichever is greater, for this transfer is $169,000.00.

_____
Affiant

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

_____
Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.