Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2040-008
REO #1151

Davidson County DEEDWARR
Recvd: 05/24/04 10:23 3pgs
Fees:18.00 Taxes:223.85
20040524-0060431

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 17th day of May 2004, by Beal Bank, SSB.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to J. Kyle Williams, Grantee, the following land in Davidson County, Tennessee:

Being Lot No. 18 on the Plan of Manner's Subdivision in East Nashville of record in Plan Book 2, Page 43, Chancery Court of Nashville, Tennessee. Said Lot No. 18 fronts 50.0 feet on the West side of Eleventh Street, or Smith Street, and runs back between parallel lines 205.0 feet along the Northern line of a 10-foot alley to an alley in the rear.

Being the same property conveyed to Beal Bank, SSB, by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee filed on November 13, 2003, as instrument number 20031113-0165989 in the Register's Office of Davison County, Tennessee.

Commonly known as:406 South 11th Street, Nashville, TN 37206

TO HAVE AND TO HOLD the property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself and its successors, to WARRANT AND DEFEND the property against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

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.

Beal Bank, SSB

BY: _____
Kent Twitchell, Assistant Vice President

ATTEST:

_____
Secretary/Treasurer

Acknowledgment

State of Texas
)**ss.**
County of Collin

On this day before me, a Notary Public, personally appeared Kent Twitchell, to me personally well-known, who acknowledged that he is the Assistant Vice President of Beal Bank, SSB, a corporation, and that he, 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 by himself as such officer.

Witness my hand and seal this 17 **day of May 2004.**

Vanessa Mancias
Notary Public

My commission expires:

03·15·08
(Seal)

VANESSA MANCIAS
Notary Public
State of Texas
Comm. Expires 03-15-2008

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, $60,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17th **day of May 2004.**

Notary Public

My commission expires:

03.15.08

(Seal)

VANESSA MANCIAS
Notary Public
State of Texas
Comm. Expires 03-15-2008

Property owner and party responsible for payment of taxes:
J. Kyle Williams
~~**406 South 11th Street**~~ 8002 Lomond Dr.
~~**Nashville, TN 37206**~~ Smyrna, TN 37167

Parcel #83-13-78.00

Return to:

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