Lenders Title & Escrow, LLC
810 Corporate Centre Dr #250
Franklin, Tennessee 37067
615-778-9255 Fax 615-778-9015
e-mail randscott@lenderstitleescrow.com

This instrument prepared by:
Mandy Baird, an employee of
First American Title Insurance Company
501 Corporate Centre Drive, Suite 100
Franklin, Tennessee 37067-2659
(615) 771-9141

File No.: **2038-500352**

Davidson County DEEDWARR
Recvd: 06/02/04 08:28 3pgs
Fees:18.00 Taxes:118.40

20040602-0064157

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this **Twentieth day of May, 2004**, by and between **Bank of America, N.A.**, parties of the first part, and **Curbside Properties. LLC**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

BEING LOT 8-A ON THE PLAN OF ZONE LOT DIVISION OF LOT NOS. 3, 8, 9, 10, 11, 25, SECTION 3, CONVISER SUBDIVISION OF RECORD IN BOOK 6200, PAGE 672 AMENDING THE SURVEYORS CERTIFICATE OF RECORD IN BOOK 6200, PAGE 196, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: **20031020-0154435** in said Register's office.

This conveyance is made subject to:

Parcel ID # **060-12-0 162.00**
X Improved OR
Unimproved property located at: **3010 Conviser Drive, Nashville, Tennessee 38107**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

~~First Preston Management, Inc.~~
By as Attorney-in-fact for Bank of America, NA

By: _____
Ron Hutchison, Contract Manager

State of Texas

County of Dallas

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared Ron Hutchison with whom I personally acquainted (or to me on the basis of satisfactory evidence) and who, upon oath, acknowledged _____ to be the Contract Mgr of First Preston, the within named bargainer, a corporation, and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by _____ as such _____ of _____.

Witness my hand and Notarial Seal at office this **Twentieth day of May, 2004.**

_____
Notary Public

My Commission Expires: _____

DARRYL R. SANDERS
Notary Public, State of Texas
My Commission Expires
April 19, 2005

****

Owner's Name: **Curbside Properties. LLC**

and Address: **3010 Conviser Drive**
Nashville, TN 38107

Mail tax bills to, (Person or Agency responsible for payment of taxes)
SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$32,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

First Preston Management, Inc.

as Attorney-in-fact for Bank of America, NA

Affiant By: _____

Ron Hutchison, Contract Manager

Subscribed and sworn to before me this **Twentieth day of May, 2004.**

DARRYL R. SAUNDERS
Notary Public, State of Texas
My Commission Expires
April 19, 2005

_____
Notary Public

My Commission Expires: