Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2045-011
331183/Self

Davidson County DEEDWARR
Recvd: 06/14/04 11:35 3pgs
Fees:18.00 Taxes:280.83
20040614-0069838

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 5th day of March, 2004, by Bank of New York, as Trustee by IndyMac bank, F.S.B., as successor in interest to IndyMac, Inc., Grantor, by its duly authorized attorney in fact.

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

> The West Half of Lot 40 on the Plan of Trinity Heights, as of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee. Said Lot Number 40 fronts 50 feet on Gatewood Avenue and extends back between parallel lines 150 feet each, to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Bank of New York, as Trust by IndyMac Bank, F.S.B., as successor in interest to IndyMac, Inc., by Substitute Trustee's Deed from Joe M. Kirsch, as Substitute-Trustee, filed for record December 4, 2002 as instrument number 20021204-0149265, Register's Office for Davidson County, Tennessee.

Commonly known as: 313 Gatewood Avenue, Nashville, TN 37207.

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 by IndyMac Bank, F.S.B., as successor in interest to IndyMac, Inc.
By: IndyMac Bank, F.S.B., As Attorney In Fact

BY: _____

ITS: BOB SIEGMETH
REO, MANAGER, ASSISTANT VICE PRESIDENT

INDYMAC Bank, F.S.B. CHARTERED JUNE 28 1995

Acknowledgment

State of California
)ss.
County of Los Angeles

On this day before me, a Notary Public, personally appeared Bob Siegmeth **, to me personally well-known, who acknowledged that he/~~she~~ is the** Assistant Vice President **of IndyMac Bank, F.S.B., a corporation, as attorney-in-fact for Bank of New York, as Trustee by IndyMac bank, F.S.B., as successor in interest to IndyMac, Inc., a corporation, and that he/~~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 5th **day of March, 2004.**

_____
Notary Public

My commission expires:

March 16, 2008
(Seal)

SOPHIA NWE LWIN
Commission # 1477006
Notary Public - California
Los Angeles County
My Comm. Expires Mar 16, 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, $75,900.00, 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 6th day of May, 2004.

Notary Public

My commission expires:

PAMELA GRAY ADDISON NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

(Seal)

MY COMMISSION EXPIRES: September 13, 2005

Property owner and party responsible for payment of taxes:
Mark Hamilton
313 Gatewood Avenue
Nashville, TN, 37207

Map No. 071-11-0 191.00

Return to:

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