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**THIS INSTRUMENT PREPARED BY:**
**ARNOLD M. WEISS - DISC 7816**
**Attorney at Law**
**208 Adams Avenue**
**Memphis, TN 38103**
**(901) 526-8296**

Davidson County DEEDWARR
Recvd: 01/25/05 14:17 2 pgs
Fees:13.00 Taxes:369.63
20050125-0009164

# SPECIAL WARRANTY DEED

THIS INDENTURE, made this 3 day of January, 2005 by and between Bank One, National Association, as Trustee, hereinafter called Grantor, and Gladis Leiva-Erazo, her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 121 on the plan of Addition to Greenwood Hills, Section 3, as of record on Plat Book 5200 Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20041012-0123053, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this

3 day of January, 2005

BY: _____

TITLE: SHARMEL DAWSON-TYAU asst VP

STATE OF California

COUNTY OF San Diego

Before me, the undersigned Notary Public in and for said County and State, personally appeared SHARMEL DAWSON-TYAU with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be the asst VP, of Bank One, National Association, as Trustee, the within named bargainor, a Corporation, and that such asst VP executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as asst VP.

Witness my hand and Official Seal at office this 3 day of January, 2005.

MICHELLE MORET
Commission # 1532954
Notary Public - California
San Diego County
My Comm. Expires Dec 9, 2008

Notary Public

My Commission Expires:

**********

Property Address: 3504 Donna Kay Drive, Nashville, TN 37211
Parcel # 134-5-58

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

**Mail Tax Bill to:** Gladis Leiva-Erazo c/o Countrywide Home Loans, Inc.
3011 Armory Drive, Ste. 120
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $99,900.00

Gladis Leiva
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF JANUARY, 2005.

Notary Public
My Commission Expires:

JOHN A. BELL, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

JOHN A. BELL, JR.
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

2625-057274-LC