Name and Address of New Owners:
Aubrey Hiam
301 Fairbanks Rd.
Goodlettsville, Tn 37072

Send Tax Bills to:
Same as New Owner

TAX ID NUMBERS:

Map 61-15 Parcel 198

Davidson County DEEDWARR
Recvd: 02/16/05 15:49 3 pg
Fees:18.00 Taxes:140.60
20050216-0017875

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **National Bank of Commerce** ("Grantor"), has bargained and sold, and hereby transfers and conveys to **AUBREY HIAM,** ("Grantee"), his successors, heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the said property with all appurtenances, estate, title and interest thereto belonging to Grantee, his successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Subject to property taxes for 2005 and subsequent years, not yet due and payable, further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Shadowlawn Subdivision of record in Plat Book 1130, Page 84, Register's Office for Davidson County, Tennessee and further subject to Sanitary/Sewer and/or Drainage Easement of record in Book 4045, Page 294, said Register's Office..

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantee, his successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor. Notwithstanding anything to the contrary contained herein, Grantor shall warrant and defend title only against title defects (if any) which originated while Grantor held title to the subject property.

Executed this the 11th day of February, 2005.

National Bank of Commerce

By: _____
TITLE Assistant Vice President

Attest:

By: _____
TITLE Vice President

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Bonnie G. Jenkins and Douglas P. Scott with whom I am personally acquainted and who upon their (his, her, their) oath(s) acknowledged themselves (himself, herself, themselves) to be the Assistant Vice President and Vice President respectively of **National Bank of Commerce**, the within named bargainor, a corporation, and that Bonnie G. Jenkins as such Assistant Vice President and Douglas P. Scott as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Bonnie G. Jenkins as such Assistant Vice President and attesting the same by the said Douglas P. Scott as such Vice President.

Witness my hand and official seal at office at Memphis, Tennessee, on this the 14th day of February, 2005.

Mavis S. Morton
Notary Public

MY COMMISSION EXPIRES AUG. 2, 2006
My Commission Expires:

MAVIS S. MORTON
NOTARY PUBLIC AT LARGE
SHELBY CO. TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $38,000.00.

Affiant
(Purchaser)

Subscribed and sworn to before me
This 15th day of February, 2005.

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

My Commission Expires: 3/25/2006

Return To: and
THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

"Exhibit A"

Land in Davidson County, Tennessee, being Lot No. 18 as shown on the Plan of Shadowlawn Subdivision of record in Plat Book 1130, Page 84 in the Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to National Bank of Commerce by Successor Trustee's Deed from Michael Mossman, Successor Trustee, recorded February 8, 2005 as Instrument No. 20050208-0014370 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 1419 NORVEL AVENUE, NASHVILLE, TN 37216.