ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

THIS INSTRUMENT PREPARED BY AND RETURN TO AFTER RECORDING:

CHERNAU, CHAFFIN & BURNSED, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
~~Eagle Vision Investments~~ Gerald Born 1705 Cockrill St Nashville TN 37208	SAME	81-15/226

Davidson County DEEDWARR
Recvd: 11/01/05 10:03 2 pgs
Fees:13.00 Taxes:83.25
20051101-0131731

STATE OF Florida)
COUNTY OF Duval)

The actual consideration or value, whichever is greater, for this transfer is $22,500.00

Affiant Roma Whitney
Assistant Vice President

Subscribed and sworn to before me this 28th day of September, 2005.

Dale G. Bowden
MY COMMISSION # DD117814 EXPIRES
May 14, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

Notary Public

My commission expires:_____

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 28th day of September, 2005, by SOUTHTRUST BANK, an Alabama banking corporation, K/N/A WACHOVIA BANK, N.A. F/K/A FIRST UNION NATIONAL BANK as GRANTOR, to ~~EAGLE VISION INVESTMENTS~~ Gerald Born as GRANTEE.

WITNESS that Grantor, for good and valuable consideration, receipt of which is acknowledged, sells, grants and conveys to Grantees all the real property located in Davidson County, Tennessee, more particularly described as:

Land in Davidson County, Tennessee, being the easterly 34.5 feet of the westerly 97.5 feet of Lot No. 382 on the Map of McGavock, Wetmore and Others' 2nd Addition to Nashville, called the "Town of McGavock", as of record in Book 21, page 41, Register's Office for said County, and described according to a survey and plat by Norris Hickerson, Surveyor, August 20, 1949, as follows:

Beginning at a point 107 feet westerly of the west margin of 17th Avenue North, running thence with the southerly margin of Cockrill Street N 52 deg. E. 34.5 feet to a point; then S. 38 deg. E. 75 feet to a point in the northerly margin of an alley, said point being 97.5 feet easterly of a 16-foot alley, running thence with northerly margin of alley, S 52 deg. W. 34.5 feet to a point, running thence N. 38 deg. W 75 feet to a point of beginning.

Being the same property conveyed to SouthTrust Bank by Substitute Trustee's Deed of record in Instrument No. 20030218-0020823, Register's Office, Davidson County, Tennessee.

This is improved property known as: 1705 Cockrill Street, Nashville, TN 37208.

together with all tenements, hereditaments and appurtenances thereto; subject to current and prior real property taxes, zoning and other governmental restrictions, easements, rights-of-way and other matters of record.

Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against all claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express of implied, are given by this Special Warranty Deed.

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

GRANTOR:

SOUTHTRUST BANK, an Alabama banking corporation, k/n/a WACHOVIA BANK, N.A. f/k/a FIRST UNION NATIONAL BANK

By:_____
Donna Whitney
Title: Assistant Vice President

SEAL

STATE OF ~~CALIFORNIA~~ Florida)
COUNTY OF Duval)

Before me, Dale G Bowden, a Notary Public in and for the State and County aforesaid, personally appeared Donna Whitney, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Assistant Vice President (Officer) of SouthTrust Bank, an Alabama banking corporation, n/k/a Wachovia Bank, N.A. f/k/a First Union National Bank and that she as such Assistant Vice President (Officer), executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself this 28th day of September, 2005.

Witness my hand and official seal at Duval County, ~~California~~ Florida, this 28th day of September, 2005.

Dale G. Bowden
MY COMMISSION # DD117814 EXPIRES
May 14, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

_____
NOTARY PUBLIC

My Commission Expires:_____