FILE NO. SP45392 FILE BOX "7"

Davidson County DEEDWARR
Recvd: 08/20/07 15:48 2 pgs
Fees:13.00 Taxes:1228.40
20070820-0099688

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Eric Glasser
509 Brook Hollow Road
Nashville, TN 37205

SEND TAX BILL:

SAME

MORTGAGEE:

MAP AND PARCEL:
MAP 115-11
Parcel 69

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **The Estate of Elias Skovron, by and through its Executor, Bank of America, N.A.**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Eric Glasser**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 147, as shown on the map entitled Plan of West Meade Farms, Section G , of record Book 1835, page 115, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 147 fronts 170 feet on the southwesterly side of Brook Hollow Road and runs back between lines 265.9 feet on the northwesterly line and 216.6 feet on the southeasterly line, to a dead line in the rear, measuring 176 feet thereon.
>
> Being the same property conveyed to Elias Skovron and wife, Rachel Skovron, by deed from Artie G. Manley, unmarried, of record in Book 2102, page 391, dated December 1, 1952, said Register's Office. The said Rachel Skovron having predeceased Elias Skovron and the said Elias Skovron having since died. The Will of Elias Skovron in Volume No. 07P168, Davidson County Probate Court Clerk's Office appoints Bank of America s Executor with power of sale.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 509 Brook Hollow Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns,

forever. The Grantor hereby covenants with the said Grantee that the title and quiet possession thereto it will warrant and defend against the lawful claims of all persons claiming by, through or under said Grantor, but not further or otherwise.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 24th day of July, 2007.

Bank of America, N.A. as Executor u/w Elias Skovron

By: Richard Borden

Richard Borden, Vice President

STATE OF Georgia)
COUNTY OF Fulton)

Before me, the undersigned, of the state and county aforesaid, personally appeared Richard Borden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Bank of America, N.A., the bargainor, and that he as such Vice President, executed the within instrument for the purposes stated therein by signing the name of Bank of America, N.A. by himself as such Vice President.

Witness my hand and official seal this 24th day of July, 2007.

Debra Berry

Notary Public

DEBRA J. BERRY
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires Feb.5, 2011

My Commission Expires: 2-5-2011

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $332,000.00.

Daniel Davis

AFFIANT

Subscribed and sworn to before me
this 24 day of July, 2007.

Alan D. Mazer

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires MAY 22, 2010