IDENTIF. + REFERENCE

96 AUG -9 AM 9:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10151 PG 646

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
109F Walton Ferry Road
Hendersonville, TN 37075

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, Bankers Trust Company, Not in Its Individual Capacity, But Solely as Trustee on Behalf of American Housing Trust, III, does hereby bargain, sell, transfer and convey unto Latonya Shannon Nelson, her heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the East one-half of Lot No. 9 in W. H. Hyronnemus Plan of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee.

Said east one-half of Lot No. 9 fronts 50 feet on the south side of Sharpe Avenue and runs back between parallel lines 168 feet to an alley in the rear, and also with the west margin of an alley in the rear and also with the west margin of alley on the east side.

Being the same property conveyed to Bankers Trust Company, Not in Its Individual Capacity, But Solely as Trustee on Behalf of American Housing Trust, III, by deed from Joe M. Kirsch, Substitute Trustee, filed of record in Book 9666, Page 892, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on an "As Is and Where is" basis."

Grantee(s), Latonya Shannon Nelson, whose address is 1040 Sharpe Avenue, Nashville, TN 37207, is responsible for the payment of real property taxes on subject property.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said Grantee, Latonya Shannon Nelson her heirs and assigns, forever.

Said Bankers Trust Company, Not In Its Individual Capacity But Solely as Trustee for American Housing Trust, III, warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Bankers Trust Company, Not In Its Individual Capacity But Solely as Trustee for American Housing Trust, III, has executed this deed this 31 day of July 19 96.

Bankers Trust Company, Not in Its Individual Capacity, But Solely as Trustee for American Housing Trust, III
By: GE Capital Mortgage Services, Inc., its Attorney-in-Fact

Susan Cline, Asst. Secretary

By: _____
Its: Mary McCauley, AVP
Title

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned Notary Public, personally appeared Mary McCauley, AVP, 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 AVP of the GE Capital Mortgage Services, Inc., a corporation, and that he as such AVP being authorized to so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as AVP and attesting the same by Susan Cline as Asst. Secretary. GE Capital Mortgage Services, Inc., attorney-in-fact for Bankers Trust Company, Not in Its Individual Capacity, But Solely as Trustee for American Housing Trust, III, executed the foregoing instrument for and in behalf of Bankers Trust Company, Not in Its Individual Capacity, But Solely as Trustee for American Housing Trust, III, and that such authority to execute and acknowledge is contained in an instrument dated _____, duly executed, acknowledged and recorded in Book _____, page _____, Register's Office for Davidson County, Tennessee, and that this instrument was executed under and by virtue of authority duly given by said instrument and for the purposes expressed therein.

Witness my hand and notarial seal this the 31 day of July, 1996.

(SEAL)

Notary Public

KELLY URBANOWICZ NOTARY PUBLIC STATE OF TEXAS

My commission expires:

_____

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 55,000.00.

Affiant

Sworn to and subscribed before me this 1st day of August 1996

Notary Public

DOROTHY S. POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

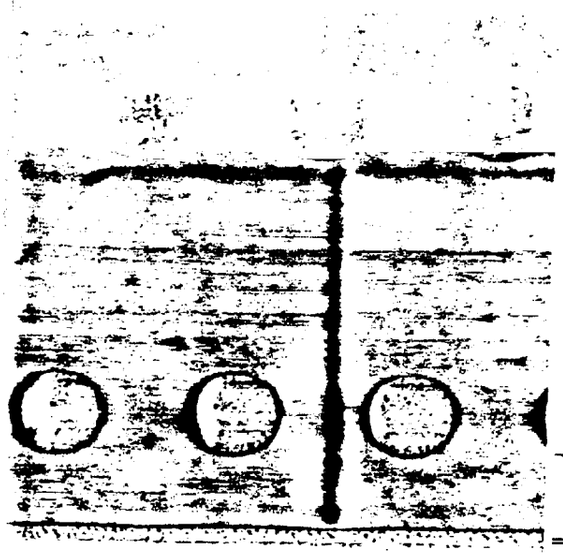
My Commission Expires:

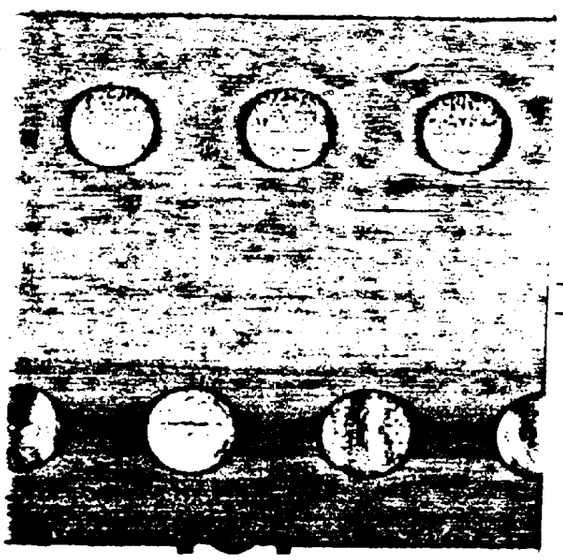
My Commission Expires JULY 24, 1999

BOOK 10151 PG 648

NAME NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL:
Latonya M. Shannon Nelson	Community Mortgage Corp.	083-01-152.00
1040 Sharpe Avenue	142 Timber Creek Drive	
Nashville, TN 37206	Cordova, TN 38018	

5307 08/09 0101 03CHECK 216.50





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10151 PG 649

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	12.00
TOTAL	216.50
CHECK	216.50

08/09/96 01 09:48 0001 5307

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0212940
IDENTIF. & REFERENCE

96 AUG -9 AM 9:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1017906