BOOK 10488 PG 66

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Aubrey Hiam	New Owner	
301 Fairbanks Road		Map 147-02-0-B
Goodlettsville, TN 37072		Parcel 087.00CO

This instrument prepared by: Robert J. Notestine, III, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Bankers Trust Company of CA, N.A.(The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Aubrey Hiam (The "Grantee"), Grantee's heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Unit E-105, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Caldwell Court Condominium set forth in Exhibit A-2 of said Master Deed for a more complete indentification and description of such Unit.

Being the same property conveyed to Bankers Trust Company of CA, N.A. by Substitute Trustee's Deed from Joe M. Kirsch, as Substitute Trustee of record in Book 10278, page 675, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to County taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

[STATE OF ~~TENNESSEE~~ OKLAHOMA)
[COUNTY OF ~~DAVIDSON~~ Tulsa)

Notary Public Oklahoma
OFFICIAL SEAL
TONYA BASURTO
ROGERS COUNTY
My Comm. Expires 10-11-99

[The actual consideration or value, whichever is greater for this transfer is $16,000.00.

Affiant Chad A. Neel
Vice President

[Subscribed and sworn to before me this 4 day of June, 1997.

Tonya Basurto
Notary Public

[My Commission Expires 10-11-99

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land; has a good right to convey it.

And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns as against all persons claiming by, through, or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 4th day of June, 1997.

Bankers Trust Company of CA, N.A.
by: First Nationwide Mortgage Corp., its Attorney-In-Fact

BY: Chad A. Neel

Chad A. Neel
Vice President

STATE OF OKLAHOMA }
COUNTY OF Tulsa }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Chad A. Neel with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath acknowledged him to be the Vice President respectively of the within named bargainor, a corporation and that _____ as such Vice President executed the foregoing instrument for the purpose therein contained by signing the name of the Vice President by the said Vice President as _____ and attesting the same by the said Vice President as _____ Vice President.

WITNESS my hand and official seal at Tulsa, OKLAHOMA, this 4 day of June, 1997.

Tonya Basurto
Notary Public

My Commission Expires: 10-11-99

Notary Public Oklahoma
OFFICIAL SEAL
TONYA BASURTO
ROGERS COUNTY
My Comm. Expires 10-11-99

ADDENDUM TO SPECIAL WARRANTY DEED DATED 6-5-97 FROM BANKERS TRUST COMPANY, AS TRUSTEE

SPECIAL PROVISION: WITHOUT LIMITING THE FOREGOING WARRANTY OF TITLE, GRANTOR MAKE NO WARRANTIES OR REPRESENTATIONS, ORAL OR WRITTEN, EXPRESS OR IMPLIED, CONCERNING THE CONDITION OR VALUE OF THE PROPERTY HEREIN DESCRIBED, OR THE IMPROVEMENTS LOCATED THEREON (IF ANY), INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF HABITABILITY, MERCHANTABILITY OR FITNESS FOR ANY PURPOSE. GRANTEE(S) HAS CAREFULLY INSPECTED THE PREMISES (OR HAS BEEN AFFORDED A REASONABLE OPPORTUNITY TO DO SO) AND, BY THE ACCEPTANCE OF THIS DEED, ACCEPTS THE PROPERTY "AS IS" AND "WHERE IS," WITH ALL FAULTS AND IN ITS PRESENT CONDITION.

Ad valorem taxes having been prorated to the date hereof, Grantee(s) assumes payment thereof.

The following reservations from and exceptions to this conveyance and the warranty made herein shall apply:

(1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described Property;

(2) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the property is located, pertaining to any portion(s) of the herein described Property, but only to the extent that same are still in effect;

(3) All presently recorded instruments (other than liens and conveyances by through or under the Grantor) that affect the Property and any portion(s) thereof;

(4) Ad valorem taxes, fees and assessments, if any, for the current year and subsequent years, the payment of which Grantee(s) assumes at the time of transfer of title; and subsequent assessments for this and prior years due to change(s) in land usage, ownership, or both, the payment of which Grantee(s) assumes; and

(5) Any conditions that would be revealed by a physical inspection and survey of the herein described Property.

GRANTEE(S) ACCEPT THIS DEED SUBJECT TO THE FOREGOING SPECIAL PROVISIONS

Signature(s) _____

_____

DATE: June 5, 1997

STATE OF Tennessee *
COUNTY OF Davidson *

1566 06/10 0101 03CHECK 72.20

This instrument was acknowledged before me on June 5, 1997

by Antony Khan

_____
Notary Public, State of Tennessee

0314587
IDENTIF. ↑ REFERENCE

97 JUN 10 PM 2:51
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10488 PG 69

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	16000-00
CON TX	59-20
PRFEE	1-00
WDEED	12-00
TOTAL	72-20
CHECK	72-20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/10/97 01 1448 0001 1566

03 14587
IDENTIF. ↑ REFERENCE

97 JUN 10 PM 2:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1161474