FILE BOX 45

FROM: Bankers Trust Company
of California, N.A. as
Custodian or Trustee

This instrument prepared by:
RICHARD NORTHCUTT, ATTORNEY
217 Pineway Drive
Nashville, TN 37217

TO: Arnold E. Hopkins and Jana P. Hopkins

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Address of New Owner:
Arnold E. Hopkins
1412 Florence Ave.
Madison, TN 37115

Send Tax Bills to:
FT Mortgage Companies
2974 LBJ Freeway Ste 200
Dallas, TX 75234

Map-Parcel No.
Map 34-13
Parcel 193

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bankers Trust Company of California, N.A., as Custodian or Trustee**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Arnold E. Hopkins and wife, Jana P. Hopkins*** , hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 32 of Block G on the plat of East Lawn of record in Book 547, Page 153 and 154, Register's Office for Davidson County, Tennessee described as follows: Said Lot No. 32 fronts 50 feet on the southeasterly margin of Florence Avenue and extends back between parallel lines 120 feet to a line on the rear measuring 50 feet.

Being the same property conveyed to Bankers Trust Company of California N.A. as Custodian or Trustee, by deed from Clifton E. Darnell, Substitute Trustee, of record in Book 11398, Page 495, Register's Office for said County.

*** both unmarried as Joint Tenants with right of survivorship**

The street addresses of the Real Property is 1412 Florence Ave. Madison, TN 37115 , ____ unimproved/ X improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 28th day of June, 1999.

Bankers Trust Company of California, N.A.
By: _____

Donald B. Griffin
Vice President

STATE OF TENNESSEE
REAL ESTATE TRANSFER TAX
JUL 19 1999

STATE OF TENNESSEE, DAVIDSON COUNTY
RECEIVED FOR RECORD AND RECORDED
99 JUL 19 PM 1:03
IN BOOK 11577 PAGE 915

0613045
REGISTER'S OFFICE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $49,900.00.00.

Affiant

Subscribed and sworn to before me, this the 14th day of July, 1999.

My Commission Expires: 3/24/01

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC LARGO DAVIDSON

STATE OF Pennsylvania
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donald B. Griffin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Vice President of Bankers Trust Company of California, N.A., the within named bargainor, and corporation, and that he as such Vice Pres.dent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Donald B. Griffin as such Vice Pres.dent.

Witness my hand and official seal at Horsham, Pennsylvania, this 28th day of June, 1999.

My Commission Expires: _____

Tracy L Pettineo
Notary Public

TRACY L. PETTINEO NOTARY PUBLIC OF

Notarial Seal
Tracy L. Pettineo, Notary Public
Haverford Twp., Delaware County
My Commission Expires Sept. 9, 2002

Member Pennsylvania Association of Notaries

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0613045

LARRY A. REFERENCE

99 JUL 19 PM 1:03

AMT 45500.00
REG TX 154.63
MTG TX 1.00
MISC 3.00
CFEE 2.00
TOTAL 165.63
CHECK 165.63

07/19/99 01 13:01 0001 3940

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1492256