RKB
18

Instr:200005010043034 Page: 1 OF 3
REC'D FOR REC 05/01/2000 2:01:18PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $271.95

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **April, 2000** between BANKERS TRUST COMPANY AS TRUSTEE, GRANTOR, and **JOHN C. BIGGS, UNMARRIED, GRANTEE(S)**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, BANKERS TRUST COMPANY AS TRUSTEE, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto JOHN C. BIGGS, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 907 McMAHON AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

The said GRANTOR hereby covenanting that said GRANTOR and its successors and assigns shall and will WARRANT AND DEFEND the title to the premises unto the said GRANTEE, his/her successors, heirs and assigns FOREVER against the lawful claims of all persons claiming by, through or under the GRANTOR but none other excepting, however, the general taxes for the calendar year 2000 and thereafter, and special taxes, if any, becoming a lien after the date of this deed.

WITNESS the hand and seal of GRANTOR'S duly authorized official on the day and year first above written.

CALMCO SERVICING, L.P., BY CALMCO G.P. L.L.C., ITS GENERAL PARTNER, AS ATTORNEY-IN-FACT FOR BANKERS TRUST COMPANY, AS TRUSTEE

BY: _____
Signature of Officer
Print Name DWIGHT ROSTIC
Print Title SR. VICE PRESIDENT

RETURN TO:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 3 7115

CORPORATE
STATE OF TEXAS)
COUNTY OF TRAVIS)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, DWIGHT KOSTIC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be SR VICE PRESIDENT of **CALMCO SERVICING L.P.**, the within named bargainor, a limited partnership, and that he/~~she~~ as such SR VICE PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by himself (or herself) as .

Witness my hand, at office, in TEXAS, TRAVIS County, this 26th, day of APRIL, 2000.

Paula Shepard
Notary Public

My Commission Expires:

PAULA SHEPARD
Notary Public, State of Texas
My Commission Expires
SEPTEMBER 13, 2003

Name and Address of Property Owner:

JOHN C. BIGGS, UNMARRIED
907 McMAHON AVENUE
NASHVILLE, TN 37216

Property Address:

907 McMAHON AVENUE
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 61-11, PARCEL 2

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$73500**, which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

John C Biggs
Affiant

Sworn to and subscribed before me, a Notary Public, this 28th day of April, **2000.**

Notary Public

My Commission Expires: 5-28-2000

EXHIBIT 'A'

Land in Daivdosn County, Tennessee, being Lot No. 5 on the Plan of Phillips Resubdivision of Lot No. 42 on the Plan of I.C. McMahan's Subdivision of Maplewood Lands, of record in Book 2083, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

BEING the same property conveyed to BANKERS TRUST COMPANY AS TRUSTEE, by Deed from ARNOLD M. WEISS, SUB. TRUSTEE, of record in Instrument No. 200001180005931, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 61-11, PARCEL 2).

2. All matters as set forth on the Plan of record in Plat Book 2083, page 41, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.