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

Instr:200007240072885 Page: 1 OF 3
REC'D FOR REC 07/24/2000 12:54:03PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $381.10

# SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of July, 2000 between THE CHASE MANHATTAN BANK, AS TRUSTEE OF IMC HOME EQUITY LOAN TRUST 1997-5 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF SEPTEMBER 1, 1997, hereinafter called GRANTOR, and CHARLES E. ROBERTS and MABLE A. ROBERTS, HUSBAND AND WIFE, hereinafter called GRANTEES

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, THE CHASE MANHATTAN BANK, AS TRUSTEE OF IMC HOME EQUITY LOAN TRUST 1997-5 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF SEPTEMBER 1, 1997, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto CHARLES E. ROBERTS and MABLE A. ROBERTS, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their 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 217 FREDA VILLA, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEEs 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 GRANTEEs, their 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.

THE CHASE MANHATTAN BANK AS TRUSTEE OF IMC HOME EQUITY LOAN TRUST 1997-5 UNDER THE POOLING AND SERVICING AGREEMENT
DATED AS OF SEPTEMBER 1, 1997

BY: _____
Signature of Officer
Print Name JENNIFER H. BARAN
Print Title Assistant Vice-President

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

CORPORATE
STATE OF NY )
COUNTY OF NY )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Jennifer Baran, 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 Assistant Vice President of the within named bargainor, a Chase Bank Co., and that he/she as such Assistant Vice Pres., executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself (or herself) as Assistant Vice Pres.

Witness my hand, at office, in New York, New York County, this 19th day of July, 2000.

Margaret M. Price
Notary Public

My Commission Expires:

MARGARET M. PRICE
Notary Public, State of New York
No. 24-4980599
Qualified in Kings County
Commission Expires April 22, 2001

Name and Address of Property Owner:

CHARLES E. ROBERTS and MABLE A. ROBERTS, HUSBAND AND WIFE
217 FREDA VILLA
MADISON, TN 37115

Property Address:

**217 FREDA VILLA**
**MADISON, TN 37115**

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 51-11, PARCEL 62

## 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 **$103000**, 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.

Linda Watson
Affiant

Sworn to and subscribed before me, a Notary Public, this 17 day of July, 2000.

Notary Public

My Commission Expires: 5/30/2004

EXHIBIT 'A'

Beginning at a point in the easterly margin of Freda Villa at the common order of Lots Nos. 75 and 76; thence northerly along said margin 117.0 feet tp a point, the common cornerof Lots 74 and 75; thence easterly along the common line between said lots, 352.4 feet to a point in the westerly margin of the L & N Railroad right of way; thence southerly along said margin 67 feet to the northeast corner of the property vested in Fletcher M. Simmons, Jr. and wife, Nola B. Simmons, be decree entered in Minute Book 74, Page 273, Chancery Court at Nashville; thence with Simmons' northerit line westerly in a straight line, 358.5 feet, more or less, to the point of beginning.

BEING the same property conveyed to THE CHASE MANHATTAN BANK, AS TRUSTEE OF IMC HOME EQUITY LOAN TRUST 1997-5 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF SEPTEMBER 1, 1997, by Deed in Lieu of Foreclosure from JOHN LOGAN, of record in Instrument No. 200004240040123, 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 51-11, PARCEL 62, 1025.92).

2. All matters as set forth on the Plan of record in Plat Book 2663, page 108, said Register's Office, which plan includes a 100-foot minimum building setback line from FREDA VILLA; a 10-foot public utility and drainage easement along the REAR and NORTH lot lines.