RETURN TO:

Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **19th** day of **January, 2001** between **BANKERS TRUST CO. OF CALIFORNIA, N.A.** , GRANTOR, and **J. A. TANT & COMPANY** , GRANTEE.

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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

A CERTAIN TRACT or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows:

BEING Lot No. 149 on the plan of the Subdivision of the Lindsley Home Place, Block "P" of record in Book 2, Page 92, Chancery Court of Nashville, Tennessee.

SAID Lot No. 149 fronts 50 feet on the southerly side of Lillian Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Bankers Trust Company of California, N.A. as Custodian or Trustee, by Substitute Trustee's Deed of record in Instrument No. 20010111-0003448, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: taxes for the year 2000, which have been prorated and assumed by the Grantee(s); all matters appearing on the Plan of record in Plat Book 2, Page 92; any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S 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 herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

BY: _____
GLORIA WRIGHT, VICE PRESIDENT
Signature of Seller

BY *ADVANTA* MORTGAGE CORP.
USA AS ATTORNEY-IN-FACT

Davidson County DEEDWARR
Recvd: 01/25/01 09:35 2pgs
Fees:11.00 Taxes:118.40

20010125-0007540

CORPORATE
STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Gloria Wright 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 Vice President Residential Collateral Mortgage Corp Attorney-in-fact of BANKERS TRUST CO. OF CALIFORNIA, N.A., the within named bargainor, a corporation, and that he/she as such Officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as Vice President.

Witness my hand, at office, in Montgomery County, DAVIDSON County, this **19th**, day of **January, 2001.**

Celeste F. Robinson
Notary Public

My Commission Expires: 5-3-2004

Notarial Seal
Celeste F. Robinson, Notary Public
Horsham Twp., Montgomery County
My Commission Expires May 3, 2004
Member, Pennsylvania Association of Notaries

Name and Address of Property Owner:

J. A. TANT & COMPANY
1404 LILLIAN STREET
NASHVILLE, TN 37206

Property Address:

1404 LILLIAN STREET
NASHVILLE, TN 37206

Person Responsible for Taxes:

JAMES A. TANT

Montgomery County
83-13
Parcel #: 323

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF

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 **$32,000.00** 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.

BY:
Affiant **GLORIA WRIGHT, VICE PRESIDENT**

Sworn to and subscribed before me, a Notary Public, this **19th** day of **January, 2001.**

Celeste F. Robinson
Notary Public

My Commission Expires: 5-3-2004

Notarial Seal
Celeste F. Robinson, Notary Public
Horsham Twp., Montgomery County
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