Name and of New Owner(s):
Timothy J. Sullivan and wife, Ligia I. Sullivan
228 Wildgrove Court
Antioch, TN 37013

Send Tax Bills to:

CHASE MANHATTAN MORTGAGE CORPORATION
3415 VISION DRIVE
COLUMBUS,OH 43219

Tax ID Nos.
Map 176 Group 5B Parcel 27

Davidson County DEEDWARR
Recvd: 02/01/01 13:16 3pgs
Fees:15.00 Taxes:419.95
20010201-0009944

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **Bankers Trust Company of California, N.A. as Custodian or Trustee, BY AND THROUGH ITS ATTORNEY-IN-FACT, Advanta Mortgage Corp.**, ("Grantor"), has bargained and sold, and hereby transfers and conveys to **TIMOTHY J. SULLIVAN AND WIFE, LIGIA I. SULLIVAN** ("Grantees"), their successors, heirs and assigns, certain land in **DAVIDSON** County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantees, their successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

> Subject to notes, easements and building setback lines, etc., if any, as may be set forth on the Plan of Hickory Woods Estates, Section C, as of record in Plat Book 6900, Pages 885, 886 and 887 in the Register's Office for Davidson County, Tennessee and further subject to Restrictive Covenants of record in Book 9678, Page 187; By-Laws of record in Book 7932, Page 648 as corrected in Book 9616, Page 470; Book 9616, Page 477 and Book 9678, Page 213, all in the Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantees that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantees, their successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor but no further or otherwise.

Executed this the 26th day of January, 2001.

Bankers Trust Company of
California, N.A. as Custodian
or Trustee
BY ITS ATTORNEY-IN-FACT
Advanta Mortgage Corp.
BY ITS DULY AUTHORIZED OFFICER(S)

TITLE: ED BACH
VICE PRESIDENT

ATTEST:
TITLE: SCOTT E. DUDENBOSTEL
ASSISTANT SECRETARY

(1)

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

STATE OF PENNYSLVANIA
COUNTY OF Montgomery

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Ed Bach and Scott E. Dudenbostel with whom I am personally acquainted and, who upon their (his, her, their) oath(s) acknowledged themselves (herself, himself, themselves) to be the Vice President and Asst Sec respectively of **Advanta Mortgage Corp.** the within named Attorney-in-Fact for Bankers Trust Company of California, N.A. as Custodian or Trustee, and that Ed Bach as such Vice President and Scott E Dudenbostel as such Asst Sec being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Advanta Mortgage Corp. by the said Ed Bach as such Vice-President and attesting the same by the said Scott E. Dudenbostel as such Assistant Secretary .

Further, said officer(s) of said Advanta Mortgage Corp. have executed the foregoing instrument on behalf of Advanta Mortgage Corp. as Attorney-In-Fact for Bankers Trust Company of Californai, N.A., as Custodian or Trustee pursuant to a Limited Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee and said Officer(s) of Advanta Mortgage Corp. acknowledge that they executed the same as the free act and deed of the said Bankers Trust Company of California, N.A. as Custodian or Trustee.

Witness my hand and official seal at office at Horsham, Pennyslvania, on this the 29 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

STATE OF PENNYSLVANIA
COUNTY OF Montgomery

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $113500.00.

Advanta Mortgage Corp.,
Attorney-in-Fact for
Bankers Trust Co. of
California, N.A. as
Custodian or Trustee

by: ED BACH
Title: VICE PRESIDENT

Subscribed and sworn to before me
this the 29 day of January, 2001.

Celeste F. Robinson
Notary Public

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 122 on the Plan of Hickory Woods Estates, Section C, as of record in Plat Book 6900, Page 885, 886 and 887, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Bankers Trust Company of California, N.A. as Custodian or Trustee by Substitute Trustee's Deed from Clifton E. Darnell, Substitute Trustee, dated May 11, 2000; recorded May 22, 2000 as Instrument No. 200005220051296 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 228 WILDGROVE COURT, ANTIOCH, TN 37013.