File Box 13
#1329

Name and of New Owner(s):
Jacqueline R. Burns
3276 Anderson Road
Antioch, TN 37013

Send Tax Bills to:

Southtrust Mortgage Corporation
210 Wildwood Parkway
Birmingham, AL 35209

Tax ID Nos.
Map 150-3 Parcel 183

Davidson County DEEDWARR
Recvd: 02/07/01 13:03 3pgs
Fees:15.00 Taxes:351.50
20010207-0012159

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 **JACQUELINE R. BURNS*** ("Grantee"), her 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").

*unmarried

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantee, her 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 Harbor Landing Subdivision, Section 1, as of record in Book 6250, Page 312 in the Register's Office for Davidson County, Tennessee and further subject to property taxes for the year 2001, which are a lien, but not yet due and payable, and which are the responsibility of the Grantee herein.

Grantor covenants with Grantee 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 Grantee, her 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 22 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)

SCOTT E. DUDENBOSTEL
TITLE: VICE PRESIDENT

ATTEST:
TITLE: By: Patricia Bracey, Asst. Secretary

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

STATE OF PENNSYLVANIA
COUNTY OF Montgomery

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Scott E. Dudenbostel and Patricia J Bracey 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't 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 Scott E. Dudenbostel as such Vice President and Patricia J Bracey as such Asst. Secretary (Asst. Secretary) 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 Scott E. Dudenbostel as such Vice-President and attesting the same by the said Patricia Bracey 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 California, 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 (he, she, they) executed the same as the free act and deed of the said Bankers Trust Company of California, N.A. as Custodian or Trustee.

Said Limited Power of Attorney is of record as Instrument No. Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office at Horsham, Pennyslvania, on this the 22 day of January, 2001.

Celeste F. Robinson
Notary Public

My Commission Expires: 5-3-2004

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $95000.00.

Judy L Painter-Lore
Affiant (~~Purchaser~~)

Subscribed and sworn to before me this the 31st day of January, 2001.

Notary Public

My Commission Expires: 5-26-02

THIS INSTRUMENT PREPARED BY & RETURN TO:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
223 MADISON STREET, S. 103
MADISON, TN 37115

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 26 on the Plan of Harbor Landing Subdivision, Section 1, as of record in Book 6250, Page 312, 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 Arnold M. Weiss, Substitute Trustee, dated May 9, 2000; recorded May 15, 2000 as Instrument No. 200005150048613 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 3276 ANDERSON ROAD, ANTIOCH, TN 37013