Davidson County DEEDWARR
Recvd: 03/07/01 11:28 2pgs
Fees:11.00 Taxes:92.50
20010307-0021603

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **5th** day of **February, 2001** between **BANKERS TRUST COMPANY OF CALIFORNIA** , 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 TENNESSEE** ,, 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:

Land in Davidson County, Tennessee, being Lot No. 168 on the Map of Sunrise Heights, Second Plan, as of record in Book 421, Page 46, in the Register's Office of said County.

Said Lot No. 168 fronts 50 feet on the southerly side of Elgin Street and runs back between parallel line with the easterly margin of Hill Avenue, 150 feet to an alley.

BEING the same property conveyed unto Bankers Trust Company of California, N. A., as Custodian or Trustee, herein by Substitute Trustee's Deed from Clifton E. Darnell, Substitute Trustee , recorded on January 02, 2001, Instrument Number 20010102-0000344, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: taxes for the year 2001, which have been prorated and assumed by the Grantee(s); all matters appearing on the Plan of record in Plat Book 421, Page 46; and any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record, Register's Office for Davidson County, Tennessee.

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.

SCOTT E. DUDENBOSTEL
VICE PRESIDENT
Signature of Seller
BY ALVANTA MORTGAGE CORP.
USA AS ATTORNEY-IN-FACT

CORPORATE
STATE OF Pennsylvania)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Scott E Dudenbostel 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 of BANKERS TRUST COMPANY OF CALIFORNIA, the within named bargainor, a corporation, and that he/she as such executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as .

Witness my hand, at office, in MONTGOMERY County, this 12th day of **February, 2001.**

Celeste F. Robinson
Notary Public

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

My Commission Expires: 5-3-2004

Name and Address of Property Owner:

J. A. TANT & COMPANY

Property Address:

517 ELGIN STREET
NASHVILLE TENNESSEE 37211

Person Responsible for Taxes:

Parcel #:

AFFIDAVIT OF VALUE

STATE OF Pennsylvania
COUNTY OF Montgomery

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 **$25,000.00** 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.

Affiant
SCOTT E. DUDENBOSTEL
VICE PRESIDENT
MORTGAGE USA AS ATTORNEY-IN-FACT

Sworn to and subscribed before me, a Notary Public, this **5th** day of **February, 2001.**

Celeste F. Robinson
Notary Public

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

My Commission Expires: 5-3-2004

RETURN TO:

BALDWIN LAND TITLE. PLLC
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HERMITAGE, TN 37076