Davidson County DEEDWARR
Recvd: 03/09/01 14:05 3pgs
Fees:15.00 Taxes:329.30

20010309-0022835

SPECIAL WARRANTY DEED

Name and Address of New Owner(s):
Wanda T. Jones
5409 Ashlawn Drive
Nashville, Tenn. 37211

Send Tax Bills to:
First Horizon Home Loan Corp.
P. O. Box 146
Memphis, TN 38101

TAX ID NUMBERS:
Map 162-10 Parcel 225

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **TRAVELERS BANK & TRUST, FSB**, ("Grantor"), has bargained and sold, and hereby transfers and conveys to WANDA T. JONES ("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:

Property taxes for the year 2001, a lien, but not yet due and payable and payment of such taxes for 2001 shall be the responsibity of the Grantees herein; subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Hickory View, Section Four, as of record in Book 6900, Page 373, in the Register's Office for Davidson County, Tennessee and further subject to Restrictive Covenants of record in Book 7322, Page 278, said Register's Office.

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 and warrants and shall 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 6 day of March, 2001.

Travelers Bank & Trust, FSB

By: _____

TITLE: Vice President

~~ATTEST:~~ _____

~~TITLE~~ _____

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

STATE OF MARYLAND
COUNTY OF Baltimore

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Michael Saulsbury and _____ with whom I am personally acquainted and who upon his (his, her, their) oath(s) acknowledged himself (herself, himself, themselves) to be the Vice President and _____ respectively of **Travelers Bank & Trus, FSB** the within named bargainor, a corporation, and that Michael Saulsbury as such Vice President AND _____ as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Michael Saulsbury as such Vice President and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Hanover, Maryland, on this the 6 day of March, 2001.

Notary Public

My Commission Expires: 10/31/01

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $89000.00.

AFFIANT (Purchaser)

Subscribed and sworn to before me this 14th day of March, 2001.

Notary Public

My Commission Expires: 3-23-02

THIS INSTRUMENT PREPARED BY:
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 No. 99 on the Plan of Hickory View, Section Four, as of record in Book 6900, Page 373, 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 Travelers Bank & Trust, FSB by Substitute Trustee's Deed from Robert P. Ziegler, Substitute Trustee, dated December 20, 2000 and recorded December 27, 2000 as Instrument No. 20001227-0126386, Register's Office for Davvidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 5409 ASHLAWN DRIVE, NASHVILLE, TN 37211.