STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $52,000.00

Subscribed and sworn to before me, this 17 day of January, 2001.

BY: _____
Affiant GLORIA WRIGHT, VICE PRESIDENT

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

Celeste F Robinson
Notary Public

COMMONWEALTH OF PENNSYLVANIA
CELESTE F. ROBINSON
NOTARIAL SEAL

## SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
BALDWIN LAND TITLE, PLLC
228 JACKSON MEADOWS DRIVE
HERMITAGE, TN 37076

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| J. A. Tant and Company<br>~~JASON LEPPER, unmarried~~<br>3463 TISDALE DRIVE<br>WHITES CREEK, TENNESSEE 37189<br><br>MAP & PARCEL NO. 49-15/079.00 | SAME |

Davidson County DEEDWARR
Recvd: 03/23/01 13:39 2pgs
Fees:11.00 Taxes:192.40
20010323-0028238

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

*BANKERS TRUST COMPANY OF CALIFORNIA, N.A.*

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

~~JASON LEPPER, unmarried~~ J. A. Tant and Company

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, 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. 16B on the plan of Zone Lot Division Lot Nos. 15 and 16, Phase One, Deer Meadows, of record in Book 5800, Page 270, as amended in Book 6250, Page 298, Register's Office for said County. Said Lot No. 16B, which is a corner lot fronts 31.44 feet on the Westerly margin of Tisdale Drive and fronts 76.50 feet on the Northerly line, said extends back 101.54 feet on the Southerly line and 53.33 feet on the Westerly line to a point of intersection.

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, as Substitute Trustee, recorded on July 12, 2000, in Instrument No. 20000712-0069132, of the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *3463 TISDALE DRIVE, WHITES CREEK, TN 37189*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS

**AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.**

**WITNESS OUR HANDS THIS** 17 **DAY OF JANUARY, 2001.**

**BANKERS TRUST COMPANY OF CALIFORNIA, N.A.**

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

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

**ITS:** _____

**STATE OF** Pennsylvania

**COUNTY OF** Montgomery

**Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared** Gloria Wright **, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the** Vice President Mortgage Finance **of Bankers Trust Company of California, N.A., the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.**

**Witness my hand and official seal at office on this the** 17 **day of January, 2001.**

**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

Celeste F. Robinson
**Notary Public**

**SPECIAL WARRANTY DEED**