Davidson County DEEDWARR
Recvd: 03/30/01 09:24 2pgs
Fees:11.00 Taxes:148.00

20010330-0030641

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Subscribed and sworn to before me, this 9th day of March, 2001.

Affiant

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE

My Commission Expires November 24, 2001

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TENNESSEE 37138

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| PETER BAVETTA, a married man<br>P.O. Box 1667<br>MT. JULIET, TN 37122<br><br>MAP & PARCEL NO. 083-06-0/118.00 | SAME |

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

*PETER BAVETTA, a married man*

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 located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being the southerly one-half of Lot No. 45 and the northerly 10 feet of Lot No. 46 on the map of Beaumont Place, as of record in Book 332, page 38, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Manchester Ave., 50 feet southerly from the northeast corner of said Lot No. 45; thence with the westerly margin of said Manchester Ave., southwardly 60 feet to a point; thence westwardly parallel with the line between Lots 45 and 46, 75 feet, more or less, to a point in the easterly margin of an alley; thence with the easterly margin of said alley, the northerly 66 feet, more or less, to a point, 55 feet southerly from the northwesterly corner of said Lot No. 45; thence easterly 97 feet, more or less to the beginning.

Being the same property conveyed to Bankers Trust Company of California, N.A. by Substitute Trustee's Deed from Clifton E. Darnell, Substitute Trustee of record as Instrument No. 20010202-0010603, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *199 MANCHESTER, NASHVILLE, TN 37214*

**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 9 DAY OF MARCH, 2001.**

**BANKERS TRUST COMPANY OF CALIFORNIA**

Scott E Dudenbostel

**SCOTT E. DUDENBOSTEL**
**VICE PRESIDENT**

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

**STATE OF** Pennsylvania
**COUNTY OF** Montgomery

**Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared** Scott E. Dudenbostel **, 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** Rel. Delivery Mgr. II, Attorney-in-Fact **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 9 day of March, 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**

RETURN TO:
TAYLOR TITLE & ESCROW, Inc.
305 RAYON DRIVE
OLD HICKORY, TN 37138