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

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into this **18th** day of **June, 2001** between **BANKERS TRUST COMPANY OF ~~and~~ CALIFORNIA, N.A.**, GRANTOR, and **MAURA LEE ALBERT**, a married woman GRANTEE.

WITNESSETH: 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**,, County of **DAVIDSON**, State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being part of an unnumbered Tract on the Plan of Montrose Place, as of record in Book 57, page 95 (per the deed-scriber's error-should be page 93), Register's Office for said County.

SAID part of said Tract fronts 73 feet on the westerly side of 10th Avenue South, and runs back between parallel lines, along the northerly margin of an alley, 82 feet more or less to a dead line.

BEING the same property conveyed to Bankers Trust Company of California, N.A. as Custodian or Trustee by Substitute Trustee's Deed from Clifton E. Darnell, Substitute Trustee of record in Instrument No. 20010406-0033804, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); all matters appearing of record in Book 57, page 95; any and all easements, right of ways, setback lines, restrictions, etc. of record in the 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.

BANKERS TRUST COMPANY OF CALIFORNIA, N.A.
Signature of Seller
GLORIA WRIGHT, VICE PRESIDENT

Signature of Seller

** 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.

Davidson County DEEDWARR
Recvd: 07/16/01 08:21 2pgs
Fees:13.00 Taxes:240.50

20010716-0074956

CORPORATE
STATE OF PA
COUNTY OF Montgomery)

Before me, Debra A Pond, a Notary Public of said State and County aforesaid, personally appeared Gina White 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 VP of BANKERS TRUST COMPANY OF * , the within named bargainor, a corporation, and that he/she as such VP executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as VP

Witness my hand and seal, at office in PA, this the 18th day of June, 2001.

* California, N.A.

Debra A. Pond
Notary Public

My Commission Expires: 9/22/01

Notarial Seal
Debra A. Pond, Notary Public
Hatboro Boro, Montgomery County
My Commission Expires Sept. 22, 2001
Member, Pennsylvania Association of Notaries

Name and Address of Property Owner:

MAURA LEE ALBERT
2405 10TH AVENUE SOUTH
NASHVILLE, TN 37204

Property Address:

2405 10TH AVENUE SOUTH
NASHVILLE, TN 37204

Person Responsible for Taxes: Columbia National Inc.
7142 Columbia Gateway Drive
Columbia, MD 21046

Parcel #: 118-1, 185

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

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 **$65,000.00** which amount is actual to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Maura Lee Albert
Affiant

Sworn to and subscribed before me, a Notary Public, this 18th day of June, 2001.

L C Baedin
Notary Public

My Commission Expires: 9/28/02

RETURN TO:

BALDWIN LAND TITLE, PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076