This instrument prepared by:
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Davidson County DEEDWARR
Recvd: 09/20/01 08:31 3pgs
Fees:18.00 Taxes:888.00
20010920-0101771

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Cleo Carter 4821 Manassas Drive ~~Nashville~~, TN 37024 Brentwood,	IndyMac Bank, F.S.B P.O. Box 78826 Phoenix, AZ 85062-8826	171-03-0-A-048.00 CO

SPECIAL WARRANTY DEED

For and in consideration of the sum of **TWO HUNDRED FORTY THOUSAND DOLLARS AND NO/100**, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Melody Dowdy, individually and I, John C. McLemore, in his capacity as Trustee in Bankruptcy and no further or otherwise**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Cleo Carter, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, TN, being Lot No. 179 on the Plan of Section Two, Fredericksburg, of record in Book 7900, page 509, and amended in Book 7900, page 640, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Mark Dowdy and wife, Melody Dowdy by deed from Radnor Homes, Inc. of record in Book 9547, page 966, RODC, TN.

SUBJECT TO THE FOLLOWING:

1. 2001 Taxes are a lien, but not yet due and payable.
2. By-Laws of record in Book 8920, page 45, RODC, TN.
3. All matters on the Plan of record in Plat Book 7900, page 509 RODC, TN.
4. Restrictive covenants of record in Book 8920, page 65, Book 9500, page 393, and Book 7798, page 843, RODC, TN.
5. Easement of record in Book 7993, page 269 and Book 7851, 712, RODC, TN.
6. Charter of Homeowners Association of record in Book 8920, page 40, RODC, TN.
7. Amenities Area of record in Book 9443, page 538, and Book 7900, page 807, RODC, TN.

The said John C. McLemore does hereby transfer and convey in his capacity as Trustee in Bankruptcy and no further or otherwise, all the right, title, interest and estate held by the said Mark A. Dowdy in and to the above-described real property on the date of Mark A. Dowdy filing voluntary petition for bankruptcy in the United States Bankruptcy Court for the Middle District of Tennessee.

WHEREAS, upon the filing of a voluntary petition in bankruptcy May 24, 2001, in the United States Bankruptcy Court for the Middle District of Tennessee, same being Bankruptcy No. 01-5980-MH3-7, Mark A. Dowdy, did, by act of law, convey all right, title and interest in and to all

of the Debtor's non-exempt assets including real property to the Trustee in Bankruptcy; and

WHEREAS, the said Trustee in Bankruptcy, John C. McLemore, who was appointed Trustee of the above estate on May 29, 2001, by agreed order dated August 1, 2001, was authorized by the Court to sell the subject property, known as 4821 Manassas Drive, Brentwood, TN, by October 15, 2001, to satisfy, in full, the mortgage indebtedness held by Fifth Third Bank.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever;

AND I, MELODY DOWDY, WILL COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I, MELODY DOWDY, WILL FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This ( )unimproved (X) improved property is known as: 4821 Manassas Drive, ~~Nashville~~ Brentwood TN 37024

WITNESS OUR HANDS THIS 13TH DAY OF SEPTEMBER, 2001.

SELLER: John C. McLemore, Trustee
In Bankruptcy

SELLER: Melody Dowdy

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary for said State and County, John C. McLemore, Trustee in Bankruptcy, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that he executed the within instrument in the capacity for the purposes therein contained.

Witness my hand this 13th day of September, 2001 in Nashville TN.

Notary Public

My Commission Expires: 11-24-01

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Melody Dowdy, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 13TH day of SEPTEMBER, 2001 in BRENTWOOD TN.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 8/5/02

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

My Commission Expires AUG. 5, 2002

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 13TH day of September, 2001, in BRENTWOOD, Tennessee.

Notary Public

My Commission Expires: 8/5/02

NOTARY PUBLIC AT LARGE

My Commission Expires AUG. 5, 2002