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

Davidson County DEEDWARR
Recvd: 10/19/01 09:59 2pgs
Fees:13.00 Taxes:140.60
20011019-0114169

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into this 18th day of September, 2001 between BANKERS TRUST CO. OF CALIFORNIA, N.A. , GRANTOR, and LARRY SHELTON , 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

BEING Lot Numbered "four" (4) in the subdivision of the Narcisse Smith Property, Plan not of record, and known as 1005 11th Avenue North, Nashville, Tennessee, and described as follows:

BEGINNING on the westerly margin of 11th Avenue North, formerly Cumberland Street, 60 feet northerly from the northerly margin of Jackson Street, being the corner of lots Nos. 3 and 4; thence with the westerly margin of said Avenue northerly 60 feet to the corner of lots 4 and 5; thence with the line between said two lots, 140 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southerly 40 feet to the corner of lots 3 and 4; thence easterly with the line between said two lots 140 feet to the beginning.
Being the same property conveyed to Bankers Trust Company of California, N.A. as Custodian or Trustee, by Substitute Trustee's Deed of record in Instrument No. 200007070067367, Register's Office, Davidson County, Tennessee. Being further conveyed to the Talton William Marital Trust by Final Decree Confirming Sale from M.F.M. Montgomery and the State of Tennessee of record in Instrument No. 20001130-0117380, said Register's Office. Being further conveyed to Bankers Trust Co. of California, N.A. by Decree for Redemption from the State of Tennessee and the Talton William Marital Trust of record in Instrument No. 20010529-0055087, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); any and all easements, right of ways, setback lines, restrictive covenants, building restrictions, zoning regulations, etc. of record in the Register's Office, 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 CO OF CALIFORNIA, N.A.
BY CHASE MANHATTAN MORTGAGE CORP. AS
ATTORNEY-IN-FACT

JANE GUYETTE, ASST VICE PRESIDENT

*** 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.

CORPORATE
STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

Before me, TERESA PENNER, a Notary Public of said State and County aforesaid, personally appeared JANE GUYETTE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~him/self (or herself)~~ to be ASST V. PRESIDENT OF ~~X BANKERS TRUST CO~~ *Chase Manhattan Mortgage Corp, the within named bargainor, a corporation, and that ~~he/she~~ as ASST.V PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~himself (or herself)~~ as ASST. VICE PRESIDENT and on behalf of Bankers Trust Company of California N.A., this the **18th** day of **September, 2001.**

Witness my hand and seal, at office in SAN DIEGO, CALIFORNIA

~~X BANKERS TRUST CO~~ *Chase Manhattan Mortgage Corp attorney in fact for Bankers Trust Co. of California, N.A. as per power of Attorney recorded simultaneously herewith.

Teresa Penn
Notary Public TERESA PENNER

My Commission Expires: 06/11/04

TERESA PENNER
Commission # 1267077
Notary Public - California
San Diego County
My Comm. Expires Jun 11, 2004

Name and Address of Property Owner:

LARRY SHELTON
1512 Elm Wood Avenue
Nashville, TN 37212

Property Address:

1005 11th AVENUE NORTH
NASHVILLE, TN 37208

Person Responsible for Taxes:

Same

Parcel #: (Map # 81-16) ↓ 56b

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 **$38,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Larry Shelton
Affiant

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

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
September 28, 2002

RETURN TO:

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