Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
T390-135
1461276

Davidson County DEEDWARR
Recvd: 11/02/01 08:40 3pgs
Fees:18.00 Taxes:111.00

20011102-0119720

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 28th day of September, 2001, by Bankers Trust, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Sean Queen, Grantee, the following land in Davidson County, Tennessee:

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

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section One, Joywood Heights, as of record in Book 1130, Page 91, Register's Office for said County.

Said Lot No. 3 fronts 60 feet on the easterly side of Oakwood Avenue and runs back between parallel lines, 170 feet to a dead line.

Being the same property conveyed to Bankers Trust by Substitute Trustee's Deed from Clifton E. Darnell, as Substitute Trustee, dated June 21, 2001, recorded on July 20, 2001 in Instrument Number 20010720-0077398 Register's Office for Davidson County, Tennessee.

Commonly known as: 2007 Oakwood Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto His heirs and assigns forever.

Grantor covenants that it is seised and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Banker's Trust, its successors and assigns by EMC Mortgage as Attorney-in Fact

BY: _____
Richard W. Moise
Asst. Vice President

Acknowledgment

State of TEXAS)
)ss.
County of DALLAS)

Personally appeared before me, the undersigned, a Notary Public, in and for said county and state, EMC Mortgage Corporation, the Attorney in Fact for Bankers Trust, with whom I am personally acquainted (or proved to me by satisfactory evidence) and who acknowledges that he/she executed the within instrument for the purposes therein contained, and who further acknowledges that he/she is the Asst. Vice President of EMC Mortgage Corporation, and that he/she as such Asst. Vice President is authorized to sign on behalf of Bankers Trust, acting as Attorney in Fact for the maker or a constituent of the maker and is maker, to execute this instrument on behalf of the maker.

Witness my hand and seal this 28th day of September, 2001.

Ferry Askari
Notary Public

My commission expires:
10-04-2003
(Seal)

FERRY ASKARI
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-04-2003

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $30,000.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

THE ABOVE STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Affiant

Richard W. Moise
Asst. Vice President

Subscribed and sworn to before me this 28th day of September, 2001.

Ferry Askari
Notary Public

My commission expires:
10 - 04 - 2003
(Seal)

FERRY ASKARI
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-04-2003

Property owner and party responsible for payment of taxes:
Sean Queen
2007 Oakwood Avenue
Nashville, TN, 37207

Map No. 72-05-11.00

Return to:

_____

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