TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TN 37138

1100

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I or we hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $85,000.00

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

My Commission Expires: Affiant

Notary Public

TAYLOR JANICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Davidson County DEEDWARR
Recvd: 01/02/02 11:50 2pgs
Fees:13.00 Taxes:314.50

20020102-0000298

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:
HELEN SCHULTZ 3289 ANDERSON ROAD ANTIOCH, TN 37013 MAP & PARCEL NO. 150-03-0/068.00	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 CALIFNORNIA, N.A., as Custodian or Trustee,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

HELEN SCHULTZ, unmarried

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 in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 80 on the plan of section three "the county", as of record in Plat Book 5200, page 44, Register's Office for said county, to which plan reference is made for a more complete description.

Being the same property conveyed to Bankers Trust Company of California, as Custodian or Trustee by Substitute Trustee's Deed from Clifton E. Darnell, Substitute Trustee, dated July 19, 2001 and filed of record on August 6, 2001, in Document No. 20010806-0083704, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 3289 Anderson Road, Antioch, Tennessee 37013

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 20th **DAY OF DECEMBER, 2001.**

BANKERS TRUST COMPANY OF CALIFORNIA, as Custodian or Trustee
By: Chase Manhattan Mortgage Corp. as attorney-in-fact

by: JoAnn Dolan, Vice President

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JoAnn Dolan **, who, upon oath, acknowledged him/herself to be the** Vice President **of CHASE MANHATTAN MORTGAGE CORPORATION, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that CHASE MANHATTAN MORTGAGE CORPORATION executed the within instrument for the purposes therein contained and who further acknowledged that CHASE MANHATTAN MORTGAGE CORPORATION is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.**

Witness my hand and official seal at office on this the 20th **day of December, 2001.**

My Commission Expires: 9/25/04

Notary Public

JOHN J. CONNOLLY
Commission # 1278367
Notary Public - California
San Diego County
My Comm. Expires Sep 25, 2004

Commission
1278367

SPECIAL WARRANTY DEED