Davidson County DEEDWARR
Recvd: 03/19/02 14:08 2pgs
Fees:13.00 Taxes:129.50

20020319-0034145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $35000.00

Subscribed and sworn to before me, this 1st day of March, 2002.

JENNIFER M WEBB NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires:

Affiant

Notary Public

My Commission Expires 10-26-05

**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: |
|---|---|
| AARON SCHERZ<br>SPENCE MANOR CONDOMINIUM<br>11 MUSIC SQUARE UNIT 601<br>NASHVILLE, TN 37203<br><br>MAP & PARCEL NO. 093-13-0-A/601.00 | same as owner |

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 CALIFORNIA, N.A., AS Custodian or Trustee,*

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

*AARON SCHERZ,*

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 Unit No. 601 of Spence Manor Condominiums created under Title 66, Chapter 27, Section 101 et seq as amended Tennessee code Annotated as established by a Master Deed of record in Book 6794, page 219 Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made for the plat of Spence Manor Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such units.

Being part of the same property conveyed to Bankers Trust Company of California, N.A., by Substitute Trustee's Deed from Clifton E. Darnell, as Substitute Trustee , dated May 31, 2001, and filed of record on October 08, 2001, in Instrument No. 20011008-0108997, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *11 MUSIC SQUARE UNIT 601, NASHVILLE, TN 37203*

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 1st DAY OF MARCH, 2002.

***BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS Custodian or Trustee;***

**By: Chase Manhattan Mortgage Corp. as attorney-in-fact**

by: Joe Lanning, Asst. 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** Joe Lanning, **who, upon oath, acknowledged him/herself to be the** Asst. 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** 1st **day of March, 2002.**

**My Commission Expires:** 9/25/04

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

**Notary Public**
John J. Connolly

**SPECIAL WARRANTY DEED**