FILE BOX 45

THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $42.500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 2002.

Notary Public
My Commission Expires: 7-24-04

KAREN H. SUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FROM:	TO:	
BANKERS TRUST COMPANY OF CALIFORNIA, N.A.	JEFF SEAT	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Jeff Seat	GMAC Mortgage Corporation	MAP #82-7
14838 Old Hickory Blvd.	100 Witmer Road; Box 963	PARCEL #75
Antioch, TN 37013	Horsham, PA 19044-0963	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE F/K/A BANKERS TRUST COMPANY OF CALIFORNIA, N.A. hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto JEFF SEAT, UNMARRIED, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Dr. V.S. Lindsey's Addition to Edgefield, now East Nashville, as of record in Book 57, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 73 fronts 50 feet on the easterly side of Stockell, formerly Vansinderin Street and runs back between parallel lines 174 1/4 feet to an alley.

Being the same property conveyed to Bankers Trust Company of California, N.A. by Trustee's Deed from Robert M. Wilson, Jr., as Successor Trustee, of record in Instrument 20010828-0092834, said Register's Office.

Davidson County DEEDWARR
Recvd: 05/08/02 09:35 2pgs
Fees:13.00 Taxes:157.25
20020508-0056579

The street address of the Real Property is 817 Stockell Street, Nashville, TN. 37207, ____ Unimproved/ _X_ Improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 15th day of April, 2002.
6 May

GRANTOR -
Deutsche Bank National Trust Company,
as Trustee, f/k/a Bankers Trust Company of
California, N.A.

By Barbara Campbell
Assistant Secretary

Title

GRANTOR -
Deutsche Bank National Trust Company,
as Trustee, f/k/a Bankers Trust Company of
California, N.A.

By James F. Noriega
Associate

Title

STATE OF CALIFORNIA
COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared BARBARA CAMPBELL, and JAMES F. NORIEGA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her/their oath(s) acknowledged himself/herself/themselves to be the ASSISTANT SECRETARY and ASSOCIATE of Deutsche Bank National Trust Company, as Trustee, f/k/a Bankers Trust Company of California, N.A. the within named bargainer(s) and corporation, and that he/she/they as such ASSISTANT SECRETARY, and ASSOCIATE, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said BARBARA CAMPBELL as such ASSISTANT SECRETARY, and the said JAMES F. NORIEGA as such ASSOCIATE.

Witness my hand and official seal at ORANGE, ~~CALIFORNIA~~ this ~~15th~~ 6th day of ~~April,~~ May 2002.

My Commission Expires: _____

Helen
NOTARY PUBLIC

HELEN WEI
Commission # 1299817
Notary Public - California
Orange County
My Comm. Expires Apr 6, 2005