Davidson County DEEDWARR
Recvd: 05/13/02 08:14 2pgs
Fees:13.00 Taxes:59.20

20020513-0058199

RETURN TO:

Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

1110

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $16,000.00

Subscribed and sworn to before me, this 29th day of April, 2002.

Affiant

Notary Public

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:

MY COMMISSION EXPIRES SEPTEMBER 24, 2006

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:
WILLIAM PATTON, JR. 510 9TH STREET NASHVILLE, TN 37206 MAP & PARCEL NO. 093-04-0/061.00	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,

BANKER'S 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

WILLIAM PATTON, JR.,

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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of G. N. Tillman's Subdivision of Lot Nos. 256, 257, 258 and 259 in Williams Second Addition to Edgefield, now East Nashville as of record in Book 57, page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the westerly side of South Ninth Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Banker's Trust Co. of California, N.A. as Custodian or Trustee, by Substitute Trustee's Deed from Clifton E. Darnell, Substitute Trustee, dated January 3, 2002 and being filed of record on January 18, 2002, Document No. 20020118-0007576, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *510 9th STREET, NASHVILLE, TN 37206*

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 22nd DAY OF APRIL, 2002.

BANKER'S TRUST COMPANY OFCALIFORNIA, N.A., as Custodian or Trustee
By: Chase Manhattan Mortgage Corp. as attorney-in-fact

by: Joe Lanning, 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 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 22nd day of APRIL, 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