File: B-2862
Return To:

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $59,000.00

Subscribed and sworn to before me, this 19 day of June, 2002

Affiant

My Commission Expires: 9/25/04

Notary Public

PENNY CROOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY *TAYLOR TITLE & ESCROW, INC.* *51 CENTURY BLVD., SUITE 130* *NASHVILLE, TENNESSEE 37214*	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
JEFF SEAT 1008 MERIDIAN STREET NASHVILLE, TN 37207 MAP & PARCEL NO. 082-03-0/236.00	new owner 14838 Old Hickory Blvd. Antioch, TN 37013

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, as Custodian or Trustee,

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

JEFF SEAT, an unmarried man

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:

Being the northerly 10 feet of Lot No. 50 and the southerly 40 feet of Lot No. 51 of the Benedict Land Company Subdivision of record in Book 332, page 40, Register's Office for Davidson County, Tennessee. Said part of Lots No. 50 and 51,front together 50 feet on the westerly side of Meridian Street and run back westerly between parallel lines 173.5 feet more or less to an alley.

Being the same property conveyed to Bankers Trust Company of California, N.A., as Custodian or Trustee, by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, dated February 20, 2002, and filed of record on March 06, 2002, in Document No. 20020306-0028405, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *1008 MERIDIAN STREET, NASHVILLE, TENNESSEE 37207*

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

Davidson County DEEDWARR
Recvd: 06/28/02 14:17 2pgs
Fees:13.00 Taxes:218.30
20020628-0078370

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 4th **DAY OF JUNE, 2002.**

BANKERS TRUST COMPANY OF CALIFORNIA, N.A.
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 4th **day of June, 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