Davidson County DEEDWARR
Recvd: 07/08/02 08:22 2pgs
Fees:13.00 Taxes:197.95
20020708-0081455

Box 17

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

SPECIAL WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Charles Caudell 1309 Keystone Court Franklin, TN 37064	same	Map 71-11 Parcel 200

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged;

Travelers Bank & Trust, FSB

hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto

Charles Caudell

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot No. 350 and 351, on the Plat of Highland Land Company's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Travelers Bank & Trust, FSB by Substitute Trustee's Deed from Robert P. Ziegler, Substitute Trustee of record in Instrument No. 20011212-0137283, Register's Office for Davidson County, TN.

This is improved property at 1433 Meridian Street, Nashville, TN 37207.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 421, page 14, said Register's Office.

The legal description is the same as the previous deed of record.

The Grantor makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantees acquire said land and improvements in an "as is" condition.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to the said land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

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 my hand this 27th day of June, 2002.

TRAVELERS BANK & TRUST, FSB

By: _____
Lynn Effinger
Vice President

STATE OF MARYLAND)
COUNTY OF)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lynn Effinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of the TRAVELERS BANK & TRUST, FSB, the within named bargainor, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of TRAVELERS BANK & TRUST, FSB by himself as Vice President.

Witness my hand and seal, at office in Hanover, Maryland, this 27 day of June, 2002.

My Commission Expires:

AMY E. K. BITZ
Notary Public
Baltimore County
Of the State of Maryland
Commission Expires Oct 1, 2005

_____
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $53,500.00.

_____
AFFIANT

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

My Commission Expires:

11/26/05

_____
NOTARY PUBLIC