return to:

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

02H-1557

Davidson County DEEDWARR
Recvd: 09/16/02 10:59 2pgs
Fees:13.00 Taxes:173.90

20020916-0112351

Special WARRANTY DEED

THIS INDENTURE is made and entered into this **16th** day of **August, 2002** between **Bankers Trust Company of Ca., and NA** , GRANTOR, and **John Thomas Jr.** , GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Being Unit No. 403 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 undivided percent interest in the common elements appurtenant to said unit 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 said unit.

Being the same property conveyed to Bankers Trust Company of California by Substitute Trustees Deed from I. Dyke Tatum, Trustee filed for record on December 12, 2001 in Instrument # 20011212-0137169, Davidson County Tennessee

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002, which have been prorated and assumed by the Grantee(s); Charter of record in Book 6790, page 237, Amended in Instrument No. 2011106-0121862; Master Deed of record in Book 6794, page 219; By-Laws in Book 6794, page 260; and any and all easements, right-of-ways, setback lines, restrictions, zoning regulations, etc., all of record in the Register's Office for Davidson County, Tennessee.

THE ABOVE LEGAL DESCRIPTION IS IDENTICAL TO THE ONE IN THE PREVIOUS DEED OF RECORD.

*** * * 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.**

THE ABOVE LEGAL DESCRIPTION IS IDENTICAL TO THE ONE IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Jerome A Geselbracht

Bankers Trust Company of Ca.,lifornia
Signature of Seller
N.A. as Trustee, By The Provident Bank

~~NA~~ as Attorney-In-Fact
Signature of Seller By: Jerome A. Geselbracht
By: Deborah Martin
Deborah Martin,auth. Agent

POWER OF ATTORNEY

STATE OF Ohio)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerome A. Geselbracht Deborah Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Vice President Authorized Agent of The Provident Bank which is the Attorney in Fact for Bankers Trust Company of California, N.A. Custodian or Trustee, the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by him/herself as the VP, Auth.Agent of The Provident Bank for Bankers Trust Co. Of California as per the Limited Power of Attorney as recorded simultaneously herewith.

Witness my hand, at office, this 23 day of August _____, 2002.

Notary Public

My Commission Expires: 10/14/04

NOTARIAL SEAL STATE OF OHIO

SHERRY L. EARLS
Notary Public, State of Ohio
My Commission Expires Oct. 14, 2004

Name and Address of Property Owner:

John Thomas Jr.
2132 Nashboro Blvd
Nashville, TN 37217

Property Address:

11 Music Square East Unit #403
Nashville, TN 37203

Person Responsible for Taxes:
Taylor, Bean + Whitaker
101 NE 2nd St.
Ocala, FL 34471
Parcel #: 93-13-A-403

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF Hamilton

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$47000.00,** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant
By: Deborah Martin, Authorized Agent

Sworn to and subscribed before me, a Notary Public, this 23 day of August, 2002.

Notary Public

My Commission Expires: 10/14/04

NOTARIAL SEAL STATE OF OHIO

SHERRY L. EARLS
Notary Public, State of Ohio
My Commission Expires Oct. 14, 2004

RETURN TO:

BALDWIN LAND TITLE, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076