Davidson County DEEDWARR
Recvd: 09/25/02 14:38 2pgs
Fees:13.00 Taxes:110.63

20020925-0117035

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

SPECIAL
WARRANTY DEED

THIS INDENTURE is made and entered into this **13th** day of **September, 2002** between **Bankers Trust Company of California NA**, GRANTOR, and **Randall L. Craft**, 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:

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot No. 34, Block DD of the Plan of the Revised Map of Fairview Subdivision of record in Plat Book 1130, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Bankers Trust Company of California, N.A., as Trustee, by Trustee's Deed from I. Dyke Tatum, Substitute Trustee, dated December 18, 2001 and filed for record on December 28, 2001, in Instrument No. 20011218-0139539, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001, which have been prorated and assumed by the Grantee(s); any and all matters in Plan of Record in Plat Book 1130, page 54; 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.

****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 INCLUDED THE PLURAL, THE PLURAL, 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.

Bankers Trust Company of California NA
Signature of Seller
By: David M. Friedman, SVP

Bankers Trust Company of Calif.
Signature of Seller
By. Deborah Martin,Auth. Agent

CORPORATE
STATE OF Ohio)
COUNTY OF Hamilton)

Before me, Charlene F. Swingle, a Notary Public of said State and County aforesaid, personally appeared ~~David M. Friedman, SVP~~ Deborah Martin, Authorized Agent with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be of Bankers Trust Company of California, the within named bargainor, a corporation, and that he/she as such , executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as .

Witness my hand and seal, at office in _____, this the **13th** day of **September, 2002.**

Charlene F. Swingle
Notary Public

My Commission Expires: 10/14/04

NOTARIAL SEAL STATE OF OHIO
CHARLENE F. SWINGLE
Notary Public, State of Ohio
My Commission Expires Oct. 14, 2004

Name and Address of Property Owner:

Randall L. Craft
PO Box 90964
Nashville TN 37209

Property Address:

4004 Fairview Drive
Nashville, TN 37218

Person Responsible for Taxes:

Same

Parcel #: Map 69, Group 3, Parcel 9

AFFIDAVIT OF VALUE

STATE OF 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 **$29,900.00** 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.

Deborah Martin
Affiant
By: Deborah Martin, Auth. Agent

Sworn to and subscribed before me, a Notary Public, this **13th** day of **September, 2002.**

Charlene F. Swingle
Notary Public

My Commission Expires: 10/14/04

NOTARIAL SEAL STATE OF OHIO
CHARLENE F. SWINGLE
Notary Public, State of Ohio
My Commission Expires Oct. 14, 2004

RETURN TO:

BALDWIN LAND TITLE, PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076