FILE BOX 45

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 28th day of January, 2003 by and between **DEUTSCHE BANK TRUST COMPANY AMERICAS f/k/a BANKERS TRUST COMPANY, as Custodian,** party of the first part, and Jon Goad, a married person, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

Lot 108, on the plan of Dr. V.S. Lindsley's Addition of East Nashville, as shown on plat of record in Book 57, Page 25 in the Register's Office of Davidson County, Tennessee, to which reference is made for a more particular description of said property.

Being the same property conveyed to party of the first part by Deed of record in Instrument No. 20021125-0146145 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for all subdivision restrictions, building lines and easements of record, *including* all matters in plan of record in Book 57, Page 25, all in the Register's Office of **Davidson** County, Tennessee; year 2003 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

DEUTSCHE BANK TRUST COMPANY AMERICAS f/k/a BANKERS TRUST COMPANY, as Trustee and Custodian
By: Saxon Mortgage Services,Inc., f/k/a Meritech Mortgage Services, Inc. as Attorney in Fact

By: _____
PrintedName: Kelly O'Bannon
Title: Senior Vice President

Davidson County DEEDWARR
Recvd: 01/30/03 10:46 2pgs
Fees:13.00 Taxes:118.40

20030130-0012730

STATE OF Texas
COUNTY OF Tarrant

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Kelly O'Bannon, (or proved to me on the basis of satisfacctory evidence), who acknowledged himself/herself to be the Senior Vice President of **Saxon Mortgage Services, Inc, f/k/a Meritech Mortgage Services, Inc.,** a corporation, which caused this instrument to be executed on behalf of **DEUTSCHE BANK TRUST COMPANY AMERICAS f/k/a BANKERS TRUST COMPANY, as Trustee and Custodian ,**the within named bargainor, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **DEUTSCHE BANK TRUST COMPANY AMERICAS f/k/a BANKERS TRUST COMPANY, as Trustee and Custodian**.

WITNESS my hand, at office, this 22nd day of January, 2003.

Notary Public

Commission Expiration: March 5, 2005

HELEN L. HANCOCK
MY COMMISSION EXPIRES
MARCH 5, 2005

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF11376

Property Address:
803 N. 2nd Street
Nashville, Tennessee

TAX PARCEL ID NUMBER: Map & Parcel 082-07-0 051.00

PROPERTY OWNER & PROPERTY ADDRESS/
MAIL TAX BILLS TO:
Jon Goad
1213 Brentwood Highlands Drive
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, OR WE, HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT'S KNOWLEDGE, INFORMATION AND BELIEF, THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $ 32,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF January, 2003

NOTARY PUBLIC

COMMISSION EXPIRATION: 1/29/05

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

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