Prepared by:
JOEL A. FREEDMAN
MORRIS, SCHNEIDER & PRIOR, L.L.C.
3300 N.E. EXPRESSWAY, SUITE 8B
ATLANTA, GA 30341

Cross Reference:Instrument No. 20010328-0029615
Davidson County,Tennessee records

WARRANTY DEED IN LIEU OF FORECLOSURE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE, Made this 23rd day of July, in the year two thousand two, between DARREL R. SMITH, as party of the first part, hereinafter called Grantor, and DEUTSCHE BANK TRUST COMPANY AMERICAS FORMERLY KNOWN AS BANKER'S TRUST COMPANY, AS CUSTODIAN as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

SEE EXHIBIT "A" ATTACHED HERETO

The purpose of this conveyance is in lieu of foreclosure of that certain Deed to Secure Debt (the "Security Deed") dated March 22, 2001, from Darrel R. Smith to Homeowners Loan Corp., recorded in Instrument No. 20010328-0029615, Davidson County, Tennessee Records.

It is the intent and express desire of the parties hereto that all of the loan documents pertaining to the indebtedness secured by the Security Deed shall remain in full force and effect after the execution and delivery of this Warranty Deed in Lieu of Foreclosure, and that there shall be no merger of the fee interest obtained by Grantee hereby with or unto Grantee's prior security interest on the Property under the Security Deed. This Warranty Deed in Lieu of Foreclosure is executed and delivered by Grantor and is received by Grantee as an absolute conveyance of Grantor's equity of redemption and is not intended to be further security for the aforementioned indebtedness or any other indebtedness or any other indebtedness of Grantor to Grantee. Grantor hereby declares that this conveyance is freely and fairly made.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD the said described property, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behoof of said Grantee forever in FEE SIMPLE.

AND SAID Grantor will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

UNOFFICIAL WITNESS

UNOFFICIAL WITNESS

NOTARY PUBLIC
My commission expires:
11-1-2007
(NOTARY SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

DARREL R. SMITH (SEAL)

Davidson County DEEDWARR
Recvd: 02/14/03 08:49 2pgs
Fees:13.00 Taxes:241.52
20030214-0020126

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 65,215.84

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF FEB 20 03

Deputy Register

EXHIBIT "A"

Land in the 15th Civil District of Davidson County, Tennessee, being Lot Nos. 83 and 84 on the map of Subdivision of R.M. Dudley's 30 acre tract, described according to a survey made by Erle Drake, Surveyor, October 13, 1913, as follows:

Beginning on the northerly margin of McGavock Pike or Williams Ferry Road at the Southwest corner of the property conveyed to Robert O. Nash and wife, by deed from Walter Young and wife, of record in Book 2875, Page 256, Register's Office for said County, being the corner of Lot Nos. 84 and 85 on said unrecorded plan; thence with said Nash's Western boundary line and the line between said two lots Northerly 240 feet to the Southerly margin of an alley; thence with the same Westerly 102 feet to the corner of Lot Nos. 82 and 83; thence with the line between said two lots Southerly 220 feet to the Northerly margin of McGavock Pike or Williams Ferry Road; thence with the same early 100 feet to the beginning.

Being the same property conveyed to DARREL R. SMITH by quitclaim deed from SHELIA A. SMITH of record in Book 10388, Page 321, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to DARREL R. SMITH and SHELIA A. SMITH by deed from ALTON JERRY CHAPMAN and wife, JUDY ANN CHAPMAN, of record in Book 8388, Page 504, Register's Office for Davidson County, Tennessee.

Address New Owners:
Deutsche Bank Trust Company Americas
c/o Saxon Mortgage Services
4708 Mercantile Drive, North
Fort Worth, Texas 76137

Send Tax bill to: Same

MAP/PARCEL 072-08 : 20.00