FILE BOX 45

THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $113,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2003.

Notary Public
My Commission Expires: 7-24-04

KAREN H. SUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/02/03 15:34 2pgs
Fees:13.00 Taxes:418.84
20030402-0043773

FROM:
Deutsche Bank Trust Company Americas f/k/a Bankers Trust Company as Trustee and as Custodian By Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc.

TO:
First Choice Investments, Inc.

ADDRESS OF NEW OWNER:
First Choice Investments, Inc.
P. O. Box 148515
Nashville, TN 37214

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NO.:
MAP # 92-13
PARCEL # 308

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Deutsche Bank Trust Company Americas f/k/a Bankers Trust Company, as Custodian, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto First Choice Investments, Inc., hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

A certain tract or parcel of land described in Davidson County, Tennessee, being the northerly part of Lots No. 1, 2 & 3, on the plan of the Charlotte Park Company's Second Addition, as of record in Book 57, Pages 160 and 161, Register's Office for said County, being that part of Lot No. 80 on the Shields' New West Nashville Plan, not included in the streets, said plan being of record in Book 57, Page 77, said Register's Office, described as follows:

Beginning at the southwest corner of Elkins, formerly 2nd Avenue and 37th Avenue North, formerly Pilcher Street; thence with the southerly margin of Elkins Avenue, westwardly 131 feet more or less, to the easterly margin of an alley shown on said Shields' Plan; thence southwardly with said alley 30 feet, more or less, to the southwest corner of said Lot No. 80; thence with the southerly line of said lots, eastwardly 132.2 feet, more or less, to the westerly margin of 37th Avenue North; thence with the westerly margin of said Avenue, northwardly 46 feet, more or less, to the beginning, being part of Block No. 23.

Being the same property conveyed to Deutsche Bank Trust Company Americas, f/k/a Bankers Trust Company, as Custodian by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee of record in Instrument 20030212-0019629, said Register's Office.

Power of Attorney of record in Instrument 20030130-0012729, said Register's Office.

The street address of the Real Property is 315 37th Avenue - Nashville, TN 37209; ____Unimproved/ __X__Improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 31ST day of March, 2003.

GRANTOR - Deutsche Bank Trust Company Americas,
f/k/a Bankers Trust Company, as Custodian and as trustee

By: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc., It's Attorney-in-Fact
By: Donna Gosbee, Vice President

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Donna Gosbee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Vice President of Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc., the within named bargainer(s) and corporation, and that she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Donna Gosbee as Vice President on behalf of Deutsche Bank Trust Company Americas f/k/a Bankers Trust Company, as *Custodian, as its Attorney-in-Fact as the free act and deed of the within named Deutsche Bank Trust Company, as Custodian.*

* Trustee and

Witness my hand and official seal at Tarrant County, Texas this 31st day of March, 2003

My Commission Expires: 3-5-05

NOTARY PUBLIC

HELEN L. HANCOCK
MY COMMISSION EXPIRES
MARCH 5, 2005