This Instrument Prepared By:
RICK PILIPONIS
Music City Title & Escrow LLC
116 3rd Avenue South
Nashville, Tennessee 37201
(615) 353-0930

Davidson County DEEDWARR
Recvd: 04/28/03 11:13 2pgs
Fees:13.00 Taxes:192.40
20030428-0056443

Address New Owner:	Send Tax Bills To:	Map-Parcel #
Excel Properties, LLC 689 Almondwood Pl LaVergne, TN 37086-3825	Same	72-8; 20.00

WARRANTY DEED

FOR AND IN CONSIDERATION of ONE AND 00/100 DOLLAR ($1.00) Cash in Hand paid by EXCEL PROPERTIES, LLC, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, DEUTSCHE BANK TRUST COMPANY AMERICA'S F/K/A BANKERS TRUST COMPANY, as Trustee and Custodian, have bargained and sold, and by these presents do transfer and convey unto EXCEL PROPERTIES, LLC, its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee as follows:

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 DEUTSCHE BANK TRUST COMPANY AMERICAS f/k/a Banker's Trust Company, as Custodian by Warranty Deed in Lieu of Foreclosure from Darrel R. Smith of record in Instrument No. 20030214-0020126, Register's Office for Davidson County, Tennessee.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said EXCEL PROPERTIES, LLC, its successors and/or assigns, forever. And it does covenant with the said EXCEL PROPERTIES, LLC, that it is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to the said EXCEL PROPERTIES, LLC, its successors and/or assigns, against the lawful claims of all persons whomsoever.

Improved Property commonly known as 1429-A McGavock Pike, Nashville, TN 37216.

WITNESS my hand this 28th day of March, 2003.

Deutsche Bank Trust Company America's f/k/a Bankers Trust Company, as Trustee and Custodian

BY: Saxon Mortgage Services, Inc., Formerly Named Meritech Mortgage Services, Inc., its Attorney In Fact. by Donna Gosbee, Vice President

STATE OF Texas)
COUNTY OF Tarrant)

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Deutsche Bank Trust Company America's F/K/A Banker's Trust Company, as Trustee and Custodian, by Saxon Mortgage Services, Inc., f/k/a Meritech Mortgage Services, Inc., by Donna Gosbee, Vice President Attorney-in-fact for Deutsche Bank Trust Company with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument on behalf of Deutsche Bank Trust Company America's F/K/A Banker's Trust Company, as Trustee and Custodian for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 28th day of March, 2003.

HELEN L. HANCOCK
MY COMMISSION EXPIRES
MARCH 5, 2005

NOTARY PUBLIC

My commission expires: March 5, 2005

OATH OF CONSIDERATION

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $52,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 31st day of March, 2003.

NOTARY PUBLIC

My commission expires: July 25, 2005