THIS INSTRUMENT PREPARED BY:
Accurate Title & Escrow, Inc.
175 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 05/02/03 08:45 2pgs
Fees:13.00 Taxes:185.00



20030502-0058602

SPECIAL WARRANTY DEED

THIS DEED OF CONVEYANCE is made and entered into this 28th day of April, 2003, by and between **DEUTSCHE BANK TRUST CO. fka Bankers Company as Trustee for Residential Funding Corp., by ACCREDITED HOME LENDERS,** as Attorney-in-fact under a Power of Attorney, hereinafter referred to as FIRST PARTY; and **MARVIN COOK, Unmarried, and BARBARA COOK, Unmarried,** hereinafter referred to as SECOND PARTY;

WITNESSETH:

THAT for and in consideration of the sum of Fifty Thousand Dollars ($50,000.00), cash in hand paid, the receipt of which is hereby acknowledged by First Party; First Party has this day bargained, sold, aliened and conveyed, and does by these presents bargain, sell, alien and convey unto Second Party, MARVIN COOK, UNMARRIED AND BARBARA COOK, UNMARRIED, in fee simple, their heirs and assigns forever, the following described real estate located in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot Number 61 on the Plan of Arrowhead Estates, Section II, of record in Book 5050, page 83, Register's Office for Davidson County, Tennessee. Said Lot Number 61 fronts 74.77 feet on the Northerly margin of Manzano Road and extends back 134.28 feet on the Easterly Line and 151.98 feet on the Westerly line to a dead line in the rear measuring 50.36 feet thereon.

Being the same property conveyed to Deutsche Bank Trust Co. fka Bankers Company as Trustee for Residential Funding Corp. by Trustee'sDeed from Robert M. Wilson, Trustee dated 1/15/03 and filed in Book 200301310013764, said Register's Office.

This action was unanimously approved by Deutsche Bank Trust Co. fka Bankers Company as Trustee for Residential Funding Corp. appointing Accredited Home Lenders as Attorney-in-Fact under a Power of Attorney filed for record on 5/2/03 in record Book 20030502-0058601.

This is improved property known as 225 Manzano Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the above-described real estate, together with all improvements and appurtenances thereunto belonging, or in anywise appertaining unto Second Party, in fee simple, her heirs and assigns forever, with Covenant of Special Warranty of Title.

AND the part of the first part, for itself and its successors and/or assigns, does hereby covenant with the party of the second part, her heirs and assigns, that it, the party of the first part, is well seized in fee of the lands and premises aforesaid; has good right to sell and convey the same in manner and form; has not made, done, executed or suffered any act or thing whereby the above described premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged or encumbered in any manner whatsoever; and the title to the above granted premises against all persons lawfully claiming the same from, through or under it the party of the first part will forever warrant and defend.

IN WITNESS WEREOF, the undersigned, Deutsche Bank Trust Co. fka Bankers Company as Trustee for Residential Funding Corp., has caused this instrument to be executed by its duly authorized officer and agent on the 28th day of April, 2003.

DEUTSCHE BANK TRUST fka BANKERS COMPANY, AS TRUSTEE FOR RESIDENTIAL FUNDING CORP BY: ACCREDITED HOME LENDERS AS ATTORNEY IN FACT

By: T. Mullin

Title: Asst. Vice President

STATE OF California)
COUNTY OF San Diego)

Before me, a Notary Public in and for said State and county, duly commissioned and qualified, personally appeared T. Mullin, acting for Deutshce Bank Trust fka Bankers Company as Trustee for Residential Funding Corp.by Accredited Home Lenders, as Attorney-in-Fact under a Power of Attorney, the within named bargainor, and as such Attorney-in-fact being duly authorized so to do, executed the foregoing instrument on behalf of Deutsche Bank Trust fka Bankers Company as Trustee for Residential Funding Corp., for the purposes therein contained by subscribing thereto the name of the corporation by himself or itself as such Attorney-in-fact.

WITNESS my hand and official seal this the 28th day of April, 2003.

JENNIFER A. ROSE
Comm. # 1343353
NOTARY PUBLIC - CALIFORNIA
San Diego County
My Comm. Expires Feb. 16, 2006

NOTARY PUBLIC

My commission Expires: Feb 16, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer or value of the property transferred, whichever is greater is $50,000.00.

Affiant

Subscribed and sworn to before me this the 28th day of April, 2003.

NOTARY PUBLIC

SHEILA McCORD
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
MY COMM. EXP. 03/3/2007

My commission expires: 3/3/07

Map/Parcel 52.4 79.00
Send tax bills to
New owner:
Marvin Cook
P.O. Box 148761
Nashville, TN 37214