Davidson County DEEDWARR
Recvd: 07/11/03 13:11 2pgs
Fees:13.00 Taxes:333.00
20030711-0096505

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this _____ day of JUN 23 2003, 2003 by and between **BANKERS TRUST, AS TRUSTEE,** party of the first part, and Patrick A. Millius and wife, Celeste C. Millius, 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:

The westerly 50 feet on Lot No. 48, on the Map of T. M. Nall's Subdivision of Lots 19 and 20 of the B. F. Cockrell Lands, as shown recorded in Plat Book 421, Page 63 in the Register's Office of Davidson County Tennessee, to which reference is made for a more particular description of said property.

Said part of Lot 48 fronts 50 feet on the northerly side of Deal Avenue and extends back northwardly between parallel lines 177 feet to a dead line.

Being the same property conveyed to party of the first part by Substitute Trustee's Deed of record in Instrument No. 20020523-0063165 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 subdivision restrictions, building lines and easements of record, *including* Book 421, Page 63, 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 as Trustee formerly known as
BANKERS TRUST, AS TRUSTEE

By: _____
Printed Name: Jerome W. Harney
Title: Vice President

STATE OF California
COUNTY OF Orange

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Jerome W. Harney, (or proved to me on the basis of satisfacctory evidence), who acknowledged himself/~~herself~~ to be the Vice President of **BANKERS TRUST, AS TRUSTEE**,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 **BANKERS TRUST, AS TRUSTEE.**

WITNESS my hand, at office, this ____ day of JUN 23 2003, 2003.

THOMAS J. BALDWIN
Commission # 1373578
Notary Public — California
Orange County
My Comm. Expires Oct 5, 2006

Notary Public

Commission Expiration: OCT 05 2006

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF10929

Property Address:
5914 Deal Avenue
Nashville, Tennessee 37209

TAX PARCEL ID NUMBER: Field Book 8DA22450, Map 91-9, Parcel 00.128

PROPERTY OWNER & ADDRESS/
MAIL TAX BILLS TO:
Patrick A. Millies et ux
5914 Deal Avenue
Nashville, TN, 37209

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 $90,000.00, which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Patrick A Millies
Affiant

Subscribed and sworn before me this 30th day of June, 2003

Notary public

Commission expiration: 4/28/07

KEITH D. GOBER
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

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