Davidson County DEEDWARR
Recvd: 02/04/04 09:56 3pgs
Fees:18.00 Taxes:984.20
20040204-0013496

THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 30th day of January, 2004 by and between Deutsche Bank Trust Company Americas, as Trustee, hereinafter called Grantor, and James E. Fultz and Rhoda M. Fultz, his/her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20031003-0146052, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 20th day of January, 2004.

BY: X J McClure
Janice McClure
TITLE: Asst Sr. Vice President

STATE OF Texas
COUNTY OF Harris

RESIDENTIAL FUNDING CORPORATION
ATTORNEY-IN-FACT

Before me, the undersigned Notary Public in and for said County and State, personally appeared Janice McClure with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be the Asst Vice President, of Deutsche Bank Trust Company Americas, the within named bargainor, a Corporation, and that such Janice McClure executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Janice McClure.

Witness my hand and Official Seal at office this 20th day of January, 2004.

Karl Cole
Notary Public

My Commission Expires:

KARL G COLE
NOTARY PUBLIC
State of Texas
Comm. Exp. 07-23-2007

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Property Address: 5490 Lickton Pike, Goodlettsville, TN 37072
Parcel # 17-C-264

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: James E Fultz
5490 Lickton Pike
Goodlettsville, TN 37072

V. TERESA ALLISON
NOTARY PUBLIC AT LARGE
SHELBY CO., TN
MY COMM. EXP. 6-26-07

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $ 266,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF February 2004.

V. Teresa Allison
Notary Public
My Commission Expires: 6/26/07

EXHIBIT "A"

Being a tract of land in Nashville, Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee, located on the northerly side of Lickton Pike between Shaw Road and Luster Road, and being more particularly described as follows according to an unrecorded Boundary Survey prepared by Tommy E. Walker, Reg. No. 1465, dated 10/3/94: BEGINNING at an iron pin in the northerly right-of-way of Lickton Pike, said pin being the southwest corner of the herein described tract and the southwest corner to the property deeded to Laurel Dorena Davis Thompson of record in Book 10337, page 522, R.O.D.C., said pin further described as being approximately 1470 feet westerly as measured along said right-of-way from Luster Road; THENCE, with said right of way with a curve to the left, 50.53 feet to a concrete monument, said curve having a central angle of 2 deg. 15' 42", a radius of 1280.13 feet, a tangent distance of 25.27 feet and a chord of S 54 deg. 57' 38" W, 50.53 feet; THENCE, leaving said right-of-way with the easterly boundary to the parcel deeded to Carolyn Sullivan and husband Richard of record in Book 10582, page 713, R.O.D.C., N 03 deg. 23' 40" E, 556.66 feet to an iron pin; THENCE, with said Sullivan's northerly boundary, N 76 deg. 07' 39" W, 294.18 feet to an iron pin; THENCE, N 87 deg. 14' 22" W, 50.83 feet to an iron pin, Sullivan's northwest corner; THENCE, with the easterly boundary of the property deeded to Charles Spain of record in Book 10835, page 96, R.O.D.C.; N 04 deg. 08' 39" E, 1079.57 feet to an iron pin; THENCE, with a southerly boundary of said Spain, S 86 deg. 28' 55" E, 379.43 feet to an iron pin in the westerly boundary of said Laurel Dorena Davis Thompson; THENCE, with said westerly boundary, S 03 deg. 52' 27" W, 1656.91 feet to an iron pin in the northerly right of way of Lickton Pike, the point of beginning.