Davidson County DEEDWARR
Recvd: 04/05/04 08:43 3pgs
Fees:18.00 Taxes:466.57

20040405-0037843

SPECIAL WARRANTY DEED

THIS DEED, between Deutsche Bank Trust Company Americas, fka Bankers Trust Company, As Trustee, organized and existing under the laws of the State of California, with it's principal office located in the County of San Diego, herein called Grantor, and PMI Mortgage Insurance Co., an Arizona Corporation, organized and existing under the laws of the State of Arizona, herein after called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of $10.00 and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit;

See attached Exhibit "A"

Being Lot No. 264 on the Plan of Priest Lake Park, Section Five, of record in Plat Book 4460, Page 174, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James A. Germany and wife, Ruth P. Germany and Thomas S. West and wife, Patti G. West by deed of record in Book 11641, Page 241, Register's Office for said County and being further conveyed by Thomas S. West and wife Patti G. West to James A. Germany and wife, Ruth P. Germany by Quitclaim Deed being recorded simultaneously herewith in Instrument No. _____, Register's Office for said County.

AKA: 241 Clearlake Drive, Nashville TN 37214

For prior title, see deed of record in BK 4460, page 174, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and It's successors and assigns forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and it's successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Deutsche Bank Trust Company Americas

(corporate seal)

BY _____

TITLE Louis A. Amaya, VP

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

State of California

County of San Diego

Before me, the undersigned, a Notary Public of the State and County, duly qualified and commissioned, personally appeared, Louis A. Amaya personally known to me or pored on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Vice President of RFC as attorney in fact for Deutsche Bank Trust Company Americas, the within named bargainor, a corporation and that he/she as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself/herself as such officer.

WITNESS my hand and Official Seal at Office this 20th day of November, 2003

Notary Public

TAMARAH C. S. PRADO
Commission # 1358656
Notary Public - California
San Diego County
My Comm. Expires May 27, 2006

My Commission Expires:5/27/06

I, Or we, hereby swear and affirm that, to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale. $126,100.00

AFFIANT Louis A. Amaya, VP

Subscribed and sworn before me, this 20th day of November, 2003

Notary Public

TAMARAH C. S. PRADO
Commission # 1358656
Notary Public - California
San Diego County
My Comm. Expires May 27, 2006

PROPERTY ADDRESS: 241 Clearlake Drive, Nashville TN 37214

Tax Bills:

OWNER'S NAME AND MAILING ADDRESS: PMI Mortage Insurance Co.
3003 Oak Road, Walnut Creek CA 94597

THIS INSTRUMENT PREPARED BY: Tamarah Prado

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 264 on the plan of Priest Lake Park, section Five, of record in Plat Book 4460, pages 174-176, Register's office for said county, to which reference is hereby made for a more complete description.

Being the same property conveyed to Deutsche Bank Trust Company Americas by Trustees Deed dated September 16, 2003 and filed for record on October 17, 2003 in Instrument #20031017-0154317, Register's Office for Davidson County, Tennessee.