Return

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2009-395
5739896

Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 04/05/04 14:10 3pgs
Fees:18.00 Taxes:477.30
20040405-0038251

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 18th day of February, 2004, by Bankers Trust Company of California, NA (2000-1), Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Bhavin Patel and wife, Jennifer Patel, Grantees, the following land in Davidson County, Tennessee:

Lot Number 21 on the plan of Chatham Pointe, of record in Book 6900, Page 444-447, Register's Office of said county, Said Lot Number 21 fronts 55.00 feet on the westerly margin of Burwick Place and extends back 120.00 feet on the southerly line and 120.00 feet on the northerly line and also being the southerly line of a 15 foot public utility and drainage easement with an 8 inch sewer line lying therein to a dead line in the rear, measuring 55.00 feet thereon. Restrictions: Subject to a deed of conveyance to the Metropolitan Government of Nashville and Davidson County Department of water and sewage services to service Chatham point of record in Book 7748, Page 440, 444, and 493, Register's Office for Davidson County, Tennessee and to the restrictive covenants, liens and other matters set forth in Book 7358, Page 656, amended in Book 7538, Page 792; Book 7599, Page 812; Book 8667, Page 381; and Book 8679, Page 446, said Register's Office, and to the matters set forth in the referenced plan of record.

Being the same property conveyed to Bankers Trust (2000-1) by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, filed for record January 2, 2004 as instrument number 20040102-0000057, Registers Office for Davidson County, Tennessee.

Commonly known as: 3517 Burwick Place, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.
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IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Bankers Trust Company of California, NA (2000-1) By Its Servicer Countrywide Home Loans, Inc.

BY: Sandra Whiteley
Sandra Whiteley

ITS: _____
Asst. Secretary

Acknowledgment

State of California
)ss.
County of Ventura

On this day before me, a Notary Public, personally appeared Sandra Whiteley, to me personally well-known, who acknowledged that he/she is the Asst. Secretary of Countrywide Home Loans, Inc., a corporation, as Servicer for Bankers Trust Company of California, NA (2000-1), a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.

Witness my hand and seal this 18th day of February, 2004.

DOCID0005739896MS30M

Lucero Peña
Notary Public – Lucero Pena

LUCERO G. PENA
Comm. # 1394015
Notary Public - California
Ventura County
My Comm. Exp. Feb 12, 2005

My commission expires:

2/12/05
(Seal)

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, $ 129,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

DOCID0005739896MS30M

Subscribed and sworn to before me this 18 day of February, 2004.

Notary Public

LUCERO G. PENA
Commission # 1294015
Notary Public - California
Ventura County
My Comm. Expires Feb 12, 2005

My commission expires:

2/12/05

(Seal)

Property owner and party responsible for payment of taxes:
Bhavin Patel
3517 Burwick Place
Antioch, TN, 37013

Map No. 151-01-0-A 021.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211