SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Davidson County DEEDWARR
Recvd: 05/05/04 15:34 2pgs
Fees:13.00 Taxes:182.23
20040505-0051647

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of April, 2004 by and between **DEUTSCHE BANK TRUST COMPANY AMERICAS f/k/a BANKERS TRUST COMPANY, as Trustee and Custodian,** party of the first part, and Clay & Kelton, 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:

> Land in Davidson County, Tennessee being the southerly 20 feet of Lot No. 7 and the northerly 48 feet of Lot No. 9 on the Plan of Aldrich Bros. and Myers Subdivision, as of record in Book 161, page 44, Register's Office for Davidson County, Tennessee. Said portions of Lot Nos. 7 and 9 front 68 feet on the easterly margin of Rains Avenue and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to party of the first part by Substitute Trustee's Deed of record in Instrument No. 20031006-0147397 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 and other matters of record, *including* those in Book 161, Page 44, and Covenants, Conditions and Restrictions in Book 1786, Page 418, all in the Register's Office of **Davidson** County, Tennessee; year 2004 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 f/k/a BANKERS TRUST COMPANY, as Trustee and Custodian
By: Saxon Mortgage Services,Inc., f/k/a Meritech Mortgage Services, Inc. as Attorney in Fact

By: _____
Printed Name: _____
Title: Pamela J. Crocker, Vice President

STATE OF Colorado
COUNTY OF Jefferson

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared **Pamela J. Crocker, Vice President** (or proved to me on the basis of satisfacctory evidence), who acknowledged himself/herself to be the Vice President of **Saxon Mortgage Services, Inc, f/k/a Meritech Mortgage Services, Inc.,** a corporation, which caused this instrument to be executed on behalf of **DEUTSCHE BANK TRUST COMPANY AMERICAS f/k/a BANKERS TRUST COMPANY, as Trustee and Custodian** ,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 **DEUTSCHE BANK TRUST COMPANY AMERICAS f/k/a BANKERS TRUST COMPANY, as Trustee and Custodian.**

WITNESS my hand, at office, this 15th day of April, 2004.

Cindy Hope
Notary Public

Commission Expiration: 1/23/08

CINDY HOPE
Notary Public
State of Colorado

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF12445

Property Address:
148 A&B Raines Avenue
Nashville, Tennessee 37203

TAX PARCEL ID NUMBER: Map 105-11, Parcel 206

PROPERTY OWNER & PROPERTY ADDRESS/ MAIL TAX BILLS TO:
2701 Vaux Lane
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 $ 49,250.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Tonya Barron
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 29th DAY OF April, 2004

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

COMMISSION EXPIRATION: 11/2/07