Davidson County DEEDWARR
Recvd: 09/30/04 13:05 2pgs
Fees:13.00 Taxes:246.05
20040930-0117919

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 9th day of September, 2004 by and between Deutsche Bank Trust Company Americas, f/k/a Bankers Trust Company, as Trustee, hereinafter called Grantor, and William E. Hegwood and Geraldine J. Hegwood, their 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:

A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows: Land in Davidson County, Tennessee, being Lot No 109 on the Plan of Bordeaux Hills Addition, 13th Civil District, as of record in Plat Book 4460, page 9, in the Register's Office for Davidson County, Tennessee, for a more complete description to said Plan is hereby made.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20040723-0088266, 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 9 day of September, 2004.

BY: _____
TERRI ACIERNO
TITLE: Asst VP

SEAL

1810-055837-LC

STATE OF California

COUNTY OF San Diego

Before me, the undersigned Notary Public in and for said County and State, personally appeared TERRI ACIERNO 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 VP, of Deutsche Bank Trust Company Americas, f/k/a Bankers Trust Company, as Trustee, the within named bargainor, a Corporation, and that such Asst VP executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Asst VP.

Witness my hand and Official Seal at office this 9 day of September, 2004.

Notary Public

My Commission Expires:

[illegible] COMMISSION
[illegible] 2
[illegible] California
San Diego County
[illegible] 16, 2006

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Property Address: 3235 Viking Road
Nashville, TN 37218

Parcel # 80-12-91

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

Mail Tax Bill to: William E. Hegwood and Geraldine J. Hegwood
3235 Viking Road
Nashville, TN 37218

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value,
whichever is greater, for this transfer is $ 66,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF Sept, 2004.

Notary Public

My Commission Expires: 10-3-06

LINDA J. NORVELL
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN

1810-055837-LC