Davidson County DEEDWARR
Recvd: 10/21/04 13:37 2pgs
Fees:13.00 Taxes:116.55

20041021-0126862

5055157

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 15th day of October, 2004, by and between **LaSalle Bank National Association as Trustee for Certificateholders of Bear Stearns Asset Backed Securities, Inc., Series 2001-3, by EMC MORTGAGE CORPORATION, as Attorney-in-Fact,** party of the first part, and **Russell A. Zavitson, married**, 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 consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee, to wit:

AN UNNUMBERED LOT SHOWN ON THE PLAN OF HUMPHREYS PIERCE'S ADDITION TO NORTHEAST NASHVILLE, AS OF RECORD IN BOOK 161, PAGE 20, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING THE LOT MARKED "DOWER" ON THE PLAN OF RECORD IN PLAN BOOK 2, PAGE 94, CHANCERY COURT AT NASHVILLE, DESCRIBED AS FOLLOWS:

BEGINNING IN THE WESTERLY MARGIN OF LISCHEY AVENUE OR NORTH 4TH STREET WESTERLY 155 FEET TO A POINT ON AN ALLEY 50 FEET SOUTHERLY FROM THE SOUTHERLY MARGIN OF WILBURN STREET; THENCE WITH SAID ALLEY SOUTHERLY 50 FEET TO THE CORNER OF THE DOWER LOT AND THE HOMESTEAD LOT OF THE WIDOW OF HUMPHREY PIERCE, DECEASED; THENCE EASTERLY WITH THE LINE BETWEEN SAID TWO LOTS 155 FEET TO THE WESTERLY MARGIN OF NORTH 4TH STREET ; THENCE WITH THE WESTERLY MARGIN OF NORTH 4TH STREET NORTHERLY 51-1/2 FEET TO THE BEGINNING.

Property known as: 820 Lischey Avenue, Nashville, Tennessee, 37207

Parcel ID No.: 082-07-0120.00

This being the same property conveyed to the party of the first part by Substitute Trustee's Deed of record in Instrument Number 20040729-0091107, in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

TO HAVE AND TO HOLD The aforedescribed real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the party of the second part, its successors and assigns in fee simple forever.

The party of the first part does hereby covenant with the party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except the property is subject to all Subdivision Requirements, Declarations, Covenants, Conditions, Restrictions, Easements, or other matters of record, and 2005 Davidson County, Tennessee real estate property taxes, not yet due and payable; and that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party"as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers on the day and year first above written.

LaSalle Bank National Association as Trustee for Certificateholders of Bear Stearns Asset Backed Securities, Inc., Series 2001-3

By EMC Mortgage Corp., as Attorney-in-Fact

Jeffrey W. Gideon
Assistant Vice President

STATE OF [illegible]
COUNTY OF [illegible])

Personally appeared before me, a Notary Public, Patricia M. Alonso with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the _____ of EMC Mortgage Corp., as Attorney-in-Fact or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand an Official Seal this 15th day of October, 2004.

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $31,500.00, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 14th day of October, 2004.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My commission expires: July 24, 2005

Property Address:
820 Lischey Ave.
Nashville, TN 37207

New owner & mail tax bills to:
~~Steve Dukes &~~ Russ Zavitson
6113 Gardendale Drive
Nashville, TN 37215

This instrument prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Ave., Suite 322
Memphis, TN 38117
901-525-2427

Return To:

Aspen Grove Title, Inc.
201 Seaboard Lane
Suite 100
Franklin, TN 37067