SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,500.00

Carl R Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF FEBRUARY, 2005.

David Paul Anderson
Notary Public

MY COMMISSION EXPIRES: 3/18/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl R. Johnson	Same as New Owner	092.10-0-078.00
(NAME)	(NAME)	
209 ALLEN RD.		
(ADDRESS)	(ADDRESS)	
GOODLETTSVILLE, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Deutsche Bank Trust Company Americas fka Banker's Trust Company, as Trustee and Custodian,by: Saxon Mortgage Services, Inc., fka Meritech Mortgage Services, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl R. Johnson, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the east part of Lot No. 46 and the east part of the northerly 13 feet of Lot No. 44 on the Plan of Charlotte Heights, as of record in Book 57, page 169, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deutsche Bank Trust Company Americas fka Banker's Trust Company, as Trustee and Custodian by: Saxon Mortgage Services, Inc. fka Meritech Mortgage Services, Inc., by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, as Substitute Trustee dated January 6, 2005, and recorded January 18, 2005, in Instrument No. 200501180006222, said Register's Office.

unimproved

This is improved ✓ property, known as 529 31st Avenue North, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of February, 2005.

Deutsche Bank Trust Company Americas fka Banker's Trust Company, as Trustee and Custodian by: Saxon Mortgage Services, Inc. fka Meritech Mortgage Services, Inc.

By: Ron Smith
Ron Smith, Assistant Vice President

Davidson County DEEDWARR
Recvd: 02/22/05 12:57 2 pgs
Fees:13.00 Taxes:49.95

20050222-0019154

STATE OF Florida)

COUNTY OF Broward)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ron Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Assistant Vice President of Saxon Mortgage Services, Inc., fka Meritech Mortgage Services, Inc., Attorney-in-Fact for Deutsche Bank Trustee Company Americas fka Banker's Trust Company, as Trustee and Custodian, the within named bargainor, a corporation, and that he as such Assistant Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Assistant Vice President.

WITNESS my hand and seal, at office, this 10th day of February , 2005.

NOTARY PUBLIC

My Commission Expires: 2/13/06

