THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 05/10/05 10:19 2 pg
Fees:13.00 Taxes:186.85
20050510-0052563

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 31 day of March, 2005, by and between Deutsche Bank Trust Company Americas, f/k/a Bankers Trust Company, as Trustee, hereinafter called Grantor, and Darryl Bennett, his 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:

Land in Davidson County, Tennessee, being Lots No. 42 and Sixteen feet of the East side of Lot No. 41 in Falconer and Ashcrafts Subdivision of Lots 18 and 19, in the Boyd McNairy tract, a plan of which is of record in Book 57, Page 121, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20041229-0153702 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

31 day of March, 2005.

Deutsche Bank Trust Company Americas,
f/k/a Bankers Trust Company, as Trustee

BY: _____

TITLE: AVP

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned Notary Public in and for said County and State, personally appeared Teri 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 AVP of Deutsche Bank Trust Company Americas, f/k/a Bankers Trust Company, as Trustee, and who acknowledged that he/she as AVP, being authorized so to do, executed and delivered the foregoing instrument on behalf of Deutsche Bank Trust Company Americas, f/k/a Bankers Trust Company, as Trustee as its attorney in fact and as the free at and deed of the within named Deutsche Bank Trust Company Americas, f/k/a Bankers Trust Company, as Trustee.

Witness my hand and Official Seal at office this 31 day of March, 2005.

MICHELLE MOREY
Commission # 1532954
Notary Public - California
San Diego County
My Comm. Expires Dec 9, 2008

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Notary Public

My Commission Expires:

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Property Address: 2706 Batavia Street, Nashville, TN 37208
Parcel # 92-6-450

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

Mail Tax Bill to: Darryl Bennett
2611 West Kirkwood Ave.
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $ 50,500.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF April, 2005.

_____
Notary Public
My Commission Expires: 7/6/05

LELAND L. COLEMAN JR.
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.

1810-058515-LC