03

Rusty Title
48-A

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 29 day of November, 2005, by and between Deutsche Bank Trust Company Americas, fka Bankers Trust Company, As Trustee, its successors and assigns, hereinafter called Grantor, and Eldon Spraker, III, 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:

Being Lot Nos. 393 and 394 on the plan of The Highland Land Co.'s Subdivision, of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee. Said Lot Nos. 393 and 394 front together 50 feet on the easterly margin of Meridian Street and extend back between parallel lines 175.0 feet (erroneously referred to as 176.0 feet in a prior deed) to an alley.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20051024-0127645, 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

Davidson County DEEDWARR
Recvd: 12/14/05 08:45 2 pgs
Fees:13.00 Taxes:158.18
20051214-0149946

29 day of November, 2005.

Deutsche Bank Trust Company Americas, fka Bankers Trust Company, As Trustee

BY: _____

TITLE: Sharmel Dawson-Tyau, VP

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared Sharmel Dawson-Tyau, 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 Vice President of Residential Funding Corporation, as attorney in fact for Deutsche Bank Trust Company Americas, fka Bankers Trust Company, As Trustee, and who acknowledged that he/she as such, being authorized so to do, executed and delivered the foregoing instrument on behalf of Deutsche Bank Trust Company Americas, fka Bankers Trust Company, As Trustee as its attorney in fact and as the free act and deed of the within named Deutsche Bank Trust Company Americas, fka Bankers Trust Company, As Trustee.

Witness my hand and seal, this 29 day of November, 2005.

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

Notary Public

My commission expires:

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

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Property Address: 1331 Meridian Street, Nashville, TN 37207
Parcel #71-15-137

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Eldon Spraker, III
6600 Ellesmere Road
Nashville, TN 37205

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Davidson (km notary)
The actual consideration or true value,
whichever is greater, for this transfer is $ 42,750.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 2005.

Diane K Mann
Notary Public
My Commission Expires: 2/22/2009

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

1810-061163-LC