SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/04/06 11:15 2 pgs
Fees:13.00 Taxes:268.25

20060104-0001016

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,500.00

Affiant Evelyn Waithaka

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

Notary Public / Deborah Cummings

MY COMMISSION EXPIRES: 3/21/2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee
7100 Executive Center Drive
Brentwood, TN 37027

NOTARY PUBLIC STATE OF TEXAS
DEBORAH CUMMINGS
My Commission Expires
March 21, 2009

rt-0383

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Van Asa Preston	Same	107-13-0-072.00
(NAME)	(NAME)	
1203 Ainlay Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Bankers Trust (2001-2) SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Van Asa Preston, AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 299 on the plan of Miro Meadows Second Addition of record in Book 1424, Page 112, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Bankers Trust (2001-2) by Successor Trustee's Deed dated November 17, 2005 of record in Instrument No. 20051128-0142636, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1203 Ainlay Dr., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Van Asa Preston and his/her/their assigns, forever.

Said Bankers Trust (2001-2), warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Bankers Trust (2001-2), has executed this deed this 29th day of December, 2005.

Bankers Trust (2001-2)
BY Countrywide Home Loans, Inc.
Attorney in Fact

By: _____
BY: Evelyn Waithaka

COUNTRYWIDE HOME LOANS, INC. CORPORATE SYSTEMS MAR 12, 1969 NEW YORK

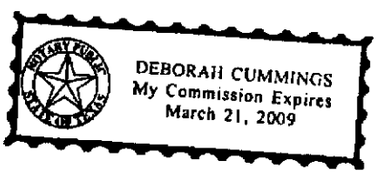
STATE OF TEXAS
COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Evelyn Waithaka, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Secretary of Countrywide Home Loans, Inc., the Attorney in Fact of said Bankers Trust (2001-2), the within named bargainor, and that he/she as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____ or in Instrument Number 20060104-0001015 of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 29th day of December, 2005

Deborah Cummings
Notary Public / Deborah Cummings

My Commission Expires: 3/21/2005



RETURN TO:

Resource Title of Tennessee