Davidson County DEEDWARR
Recvd: 04/21/06 11:38 2 pgs
Fees:13.00 Taxes:466.20
20060421-0045929

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 7th day of April, 2006 by and between **DEUTCHE BANK A/K/A DEUTSCHE BANK TRUST COMPANY AMERICAS f/k/a BANKERS TRUST COMPANY, as Trustee and Custodian,** party of the first part, and ANN AKBARI, 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 considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **DAVIDSON**, Tennessee:

Being Lot Number 13 on the Plan of Section Four Piccadilly Subdivision, of record in Plat Book 6900, at Page 481, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Together with a private driveway easement over a portion of Lot No. 12, more particularly described as follows: Commencing at the southwest corner of Lot No. 12 and the northeast corner of Lot No. 13; thence north along London Ct. 12 ft. to a point; thence in a northwesterly direction to a point in the common lot line of said Lots 12 and 13 thence southeast along the common lot line between said Lots 12 and 13, 26 feet to the point of beginning.

Being the same property conveyed to party of the first part by Substitute Trustee's Deed of record at Instrument No. 20051221-0152932, in the Register's Office of **Davidson** County, Tennessee.

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

And the said party of the first part does hereby covenant with the said part of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easements and other matters of record, including in Book 6900 Page 481; Easements of record in Book 6186, Page 238; Book 6251, Page 616; Book 6298, Page 491; Book 6271, Page 187; Book 6331, Page 481; Declaration of Covenants, Conditions and Restrictions of record in Book 7391, Page 346 amended in Book 7396, Page 123 and Easement for private driveway in Book 9493, Page 496, in the Register's Office of Davidson County, Tennessee; and year 2006 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

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

WITNESS the signature of the said party of the first part the day and year first above written.

DEUTSCHE BANK TRUST COMPANY AMERICAS
f/k/a BANKERS TRUST COMPANY, as Trustee and Custodian
By: Saxon Mortgage Services,Inc., f/k/a Meritech Mortgage Services, Inc. as Attorney in Fact

By: _____
Printed Name: _____
Title: Aviva J. Bush, Vice President

STATE OF Colorado
COUNTY OF Jefferson

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Aviva J. Bush, Vice President, (or proved to me on the basis of satisfacctory evidence), who acknowledged himself/herself to be the VP of **Saxon Mortgage Services, Inc, f/k/a Meritech Mortgage Services, Inc.,** a corporation, which caused this instrument to be executed on behalf of **DEUTSCHE BANK TRUST COMPANY AMERICAS f/k/a BANKERS TRUST COMPANY, as Trustee and Custodian ,**the within named bargainor, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **DEUTSCHE BANK TRUST COMPANY AMERICAS f/k/a BANKERS TRUST COMPANY, as Trustee and Custodian.**

WITNESS my hand, at office, this 4 day of April, 2006.

Nancy Collins
Notary Public

Commission Expiration: May 3 2009

NANCY COLLINS
Notary Public
State of Colorado

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF14280

Property Address:
444 London Court
Antioch, TN 37013

TAX PARCEL ID NUMBER: 149-02-0-D-013.00

PROPERTY OWNER & PROPERTY ADDRESS/
MAIL TAX BILLS TO:
ANN AKBARI
2657 Mossdale
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF Shelby

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 ~~$8,000.00~~ *WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE. *126,000.00

Rosalie A. Wood
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 7th DAY OF April, 2006.

Phyllis W. Frederick
NOTARY PUBLIC

COMMISSION EXPIRATION: 3-18-09

PHYLLIS W. FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

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