Return to:

Davidson County DEEDWARR
Recvd: 06/16/06 09:04 2 pgs
Fees:13.00 Taxes:231.40
20060616-0071745

Special Warranty Deed

Address of New Owners: Mortgagee/Send Tax Bills to: Map & Parcel

EARL BURTON NEW OWNER 80-04;35.00
1805 SOUTH HAMILTON ROAD
NASHVILLE, TN 37216

**********FOR AND IN 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 FORMERLY KNOWN AS BANKER'S TRUST COMPANY, AS TRUSTEE AND CUSTODIAN BY: SAXON MORTGAGE SERVICES, INC. F/K/A MERITECH MORTGAGE SERVICES, INC. AS ATTORNEY-IN-FACT.

HERINAFTER CALLED THE GRANTORS, HAVE *BARGAINED* AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EARL BURTON AND WIFE, MARIA BURTON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee being Lot No. 7 on the Map of J. J. Pate's Subdivision of Lots 9, 10, 12, 11, 20, 21, 22 and 23 on the Sheegog Property as of record in Book 843, Page 43, Register's Office for said County. Said Lot No. 7 fronts 54 feet 8 inches on the Northeasterly side of South Hamilton Road and runs back between parallel lines 158 and 9 inches to the Southeasterly line of Lot No. 10. Being the same property conveyed to Thomas McAdoo, married, by Warranty Deed from Sandra Shadowens, married, of record in Instrument No. 20020823-0102011, Register's Office for Davidson County, Tennessee, dated August 19, 2002.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY DEED DATED FEBRUARY 9, 2006 AND RECORDED IN BOOK 20060222, PAGE 0020410 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNEESEE.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as 1805 S. HAMILTON ROAD, NASHVILLE, TN 37218.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and said Grantor does hereby specially warrant the title to said land and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor. 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 OUR HANDS THIS _____ DAY OF _____, 2006.

DEUTSCHE BANK TRUST COMPANY AMERICAS FORMERLY KNOWN AS BANKER'S TRUST COMPANY, AS TRUSTEE AND CUSTODIAN BY: SAXON MORTGAGE SERVICES, INC. F/K/A MERITECH MORTGAGE SERVICES, INC. AS ATTORNEY-IN-FACT.

BY: _____
Aviva J. Bush, Vice President

STATE OF Colorado
COUNTY OF Jefferson

PERSONALY APPEARED BEFORE ME, _____; IN HIS/HER CAPACITY AS Aviva J. Bush, Vice President OF SAXON MORTGAGE SERVICES, INC. F/K/A MERITECH MORTGAGE SERVICES, INC. AS ATTORNEY IN FACT FOR DEUTSCHE BANK TRUST COMPANY AMERICAS FORMERLY KNOWN AS MERITECH MORTGAGE SERVICES, INC., AS TRUSTEE AND CUSTODIAN WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT HE/SHE IS THE _____ OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 4 DAY OF May, 2006.

NANCY COLLINS
Notary Public
State of Colorado

Notary Public

MY COMMISSION EXPIRES: May 3, 2009
(Affix Notary Seal)

STATE OF Colorado
COUNTY OF Jefferson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,540.00

_____
AFFIANT
Aviva J. Bush, Vice President

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ON 5/4/06.

_____
Notary Public

MY COMMISSION EXPIRES: May 3, 2009

NANCY COLLINS
Notary Public
State of Colorado

Deed Prepared By:
Morris | Hardwick | Schneider
2401 Lake Park Drive, Suite 150
Smyrna, GA 30080