Davidson County DEEDWARR
Recvd: 03/18/08 13:46 2 pgs
Fees:13.00 Taxes:462.50
20080318-0027289

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 17th day of March, 2008 by and between 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 its attorney-in-fact, hereinafter called Grantor, and Charles C. Drury and wife, Jo Ann Drury, their 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 Lot No. 60 and a triangular part of Lot No. 59, on the Map of Madison Heights Subdivision, Section One, of record in Book 1424, Page 6, Register's Office for said County and described as follows:

Beginning at a point in the easterly margin of Florence Avenue at the corner of Lot Nos. 60 and 61; thence, with the line between said lots northeasterly 399.3 feet to a point; thence, with the line between Lot 60 and 69 and 70, northerly 109.2 feet to a point; thence, the common corner of Lot Nos. 59 and 60; thence, leaving the line between said lots southwesterly 442.8 feet more or less to a stake in the easterly margin of Florence Avenue, said stake being 20 feet northwesterly from the corner of Lot Nos. 59 and 60; thence, with the margin of Florence Avenue southeasterly 120 feet to the beginning.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20070921-0112872, 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 4 day of March, 2008.

BY: _____

TITLE: Ximena Wolf
Asst Vice-Pres

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared Ximena Wolf, 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 Assistant Vice President of Saxon Mortgage Services, Inc., and who acknowledged that she as Assistant Vice President, being authorized so to do, executed and delivered the foregoing instrument on behalf of 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 its attorney-in-fact (hereinafter referred to as "Deutsche Bank), as its attorney in fact and as the free act and deed of the within named Deutsche Bank.

Witness my hand and seal, this 4 day of ~~January~~ March, 2008.

HOLLY HOKENSTROM
Notary Public - State of Florida
My Commission Expires Dec 12, 2008
Commission # DD 351925
Bonded by National Notary Assn.

Notary Public

My commission expires: 12/12/08

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Property Address: 745 Florence Circle, Madison, TN 37115
Parcel # 052-06-0-072.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Charles Drury and JoAnn Drury
745 Florence Circle
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or true value, whichever is greater, for this transfer is $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March, 2008

Notary Public
My Commission Expires: 9.17.2011

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY