Davidson County DEEDWARR
Recvd: 05/09/08 09:12 3 pg
Fees:18.00 Taxes:136.90

20080509-0048035

Prepared By Tom Larson
Return To:

RESOURCE TITLE AGENGY OF TN, LLC
3931-B GALLATIN PIKE
NASHVILLE, TN 37216

RT 5044

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this April 15, 2008, by and between **Deutsche Bank National Trust**, herein called Grantor, and **Michael Terry Burkhalter and Peggy C. Burkhalter**, herein called Grantees, husband and wife

WITNESSETH: That for and In consideration of Thirty- Seven Thousand and 00/100 Dollars ($37,000.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in, County of **DAVIDSON,** State of **TENNESSEE.**
See Attached Legal Description

Legal description is included on the attached Exhibit "A" which is incorporated by this reference. Being the same property conveyed by Deed of record recorded in the Davidson **COUNTY REGISTER, TENNESSEE** under Instrument No. **20071113-0132913**

TO HAVE AND HOLD the aforesaid real estate together with all the appurtenance and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that he is lawfully seized in fee of the aforesaid real estate; that he has good right to sell and convey the same; that the same is unencumbered, with the exception of the following:

1. City of N/A taxes for the year _____, and all subsequent years, the amount of which are not yet ascertainable, due or payable County of Davidson taxes for the year 2008, and all subsequent years, the amount of which are not yet ascertainable, due or payable.

2. Other exceptions if any listed below.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons, Claiming by, through, or under it, but not further or otherwise.

The reference to singular person shall mean more than one person where applicable, and pronouns shall be construed by their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

Deutsche Bank National Trust, by its Attorney-in-Fact
IndyMac Bank, F.S.B.

By: Tim Beadnell
Title: Assistant Vice President REO

STATE OF TEXAS
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Tim Beadnell, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges himself to be the Assistant Vice President REO of INDYMAC BANK, F.S.B. the Attorney in Fact of said Deutsche Bank National Trust, the within named bargainor, and that he as such Assistant Vice President REO, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he execute the same by Limited Power of Attorney of record in Instrument Number * of record in Davidson, Register's Office for County, Tennessee. * 200803280031299

JOSIE SALAZAR
Notary Public
STATE OF TEXAS
My Comm. Exp. Aug. 24, 2010

Notary

Witness my hand and Notarial Seal this 15 day of April, 2008
My Commission Expires: 8-24-2010

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $37,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. ON THIS 30TH Day OF April

Cary B. Sternberg Affiant
Vice President

JOSIE SALAZAR
Notary Public
STATE OF TEXAS
My Comm. Exp. Aug. 24, 2010

Witness my hand, at office: _____.

NOTARY PUBLIC
My Commission Expires: 8-24-2010

* Property Address: **4805 Tennessee Ave., Nashville, TN 37209** SEND TAX Bill
* Owner's Name: **Michael Terry Burkhalter and Peggy C. Burkhalter**
Owner's Address: **4805 Tennessee Ave., Nashville, TN 37209**
Parcel# 091-07-0 150.00

* SEND TAX Bills TO

This instrument was prepared by: IN REM REO SERVICES, INC. BY ITS ATTORNEYS BOIKO AND OSIMANI, P.C., 3447 N. LINCOLN AVE., CHICAGO, ILLINOIS 60657; PHONE: 773-296-6100, FAX: 773-296-6166

Escrow File No.: **RT5044**

EXHIBIT "A"

Real estate located in Davidson County, Tennessee, described as follows:

The easterly 20 feet of Lot Number 712 and the westerly 24 feet of Lot Number 710 in Block 111, Plan Number 1 West Nashville, as of record in Book 57, Page 74 and 75, said Register's Office, to which plat reference is hereby made for a more complete description.

Said part of said lots adjoin and front together 44 feet on the south side of Tennessee Avenue and run back between parallel lines, 150 feet to an alley, 20 feet wide.

Being the same property conveyed to Patricia Diane Gough, a single woman, by Warranty Deed from Eaton Family Properties, a General Partnership, dated September 20, 2005 and recorded September 29, 2005 in Instrument Number 20050929-0116947, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Deutsche Bank National Trust by Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee, dated November 5, 2007 and recorded November 13, 2007 in Instrument Number 20071113-0132913, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Grantors by deed of record in Instrument # _____, Register's Office of Davidson County, Tennessee.