This Instrument Prepared by:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BOOK 11402 PG. 254

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, ASSOCIATES HOME EQUITY SERVICES F/K/A FORD CONSUMER FINANCE, INC., a corporation organized under and by virtue of the laws of the State of New York ("Grantor"), by its Vice President and its Asst. Secretary, duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of Ten Dollars ($10.00), in hand paid by Leland D. Watts("Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the said Grantee, and unto its successors and assigns forever, the following-described lands, situated in DAVIDSON County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Re-Subdivision of part of Lot No. 6 and A.B. Spain's Subdivision as of record in Book 4350, Page 72, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ford Consumer Finance Co., Inc. by Substitute Trustee Deed from Robert P. Ziegler, Substitute Trustee, of record in Book 9250 Page 344, said Register's Office.

This is improved property also known as: 1434 Rosedale Avenue, Nashville, TN 37207

Being the same property conveyed to ASSOCIATES HOME EQUITY SERVICES F/K/A FORD CONSUMER FINANCE, INC. pursuant to a Substitute Trustee's Deed filed for record in book 11326 at page 977 on February 4, 1999 with the DAVIDSON Register of Deeds.

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And ASSOCIATES HOME EQUITY SERVICES F/K/A FORD CONSUMER FINANCE, INC. hereby covenants with the said Grantee that it will forever warrant and defend the title to said lands against any and all claims and encumbrances done or suffered by it, but against none other. Notwithstanding anything to the contrary contained herein, seller shall warrant and defend title only against title defects (if any) which originated while seller held title to the subject property.

IN TESTIMONY WHEREOF, the name of ASSOCIATES HOME EQUITY SERVICES F/K/A FORD CONSUMER FINANCE, INC. is hereunto affixed by its Vice President and its Asst. Secretary, this 15th day of March, 1999.

ASSOCIATES HOME EQUITY SERVICES F/K/A FORD CONSUMER FINANCE, INC.

By: M E Pearcy

Title: M.E. Pearcy, Vice President

ATTEST:

By: Steve Mangiafico

Title: Steve Mangiafico, Asst. Secretary

ACKNOWLEDGMENT

STATE OF Texas

COUNTY OF Dallas

On this day personally appeared before me, the undersigned notary public in and for the county and state aforesaid, M.E. Pearcy and Steve Mangiafico, who acknowledged that they were the Vice President and Asst. Secretary of ASSOCIATES HOME EQUITY SERVICES F/K/A FORD CONSUMER FINANCE, INC., and that they, as such officers, and being so authorized to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such officers.

GIVEN under my hand and notarial seal this 15th day of March, 1999.

Notary Public

My Commission Expires:

Laura A. Williams
Notary Public, State of Texas
My Comm. Expires 10/19/99

0569239
IDENTIF. REFERENCE

99 MAR 26 PM 2:59

RECEIVED AND RECORDED

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $32,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Leland D. Watts

ACKNOWLEDGMENT

BOOK 11402 PG. 255

STATE OF TN
COUNTY OF Davidson

On this 24th day of March, 1999, before me, a notary public within and for the county and state aforesaid, personally appeared Leland D. Watts, known to me to be the person described in and who executed the foregoing instrument, and who acknowledged that the same was executed for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 3/23/2002

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Leland D. Watts
~~1434 Rosedale Avenue~~ 6744 Quiet Lane
~~Nashville, TN 37207~~ Brentwood, TN 37027

Parcel No. 71-12-297.0

W&A No. 792-8105
Loan No. 034149330205353

DSWDeedforHUD_3_ABaldwin_990304_1450

After recording return to:

GREATER NASHVILLE TITLE & CLOSING COMPANY
223 MADISON ST. STE. 102
MADISON, TN 37115

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11402 PG. 256

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0566239

IDENTIF. & REFERENCE

99 MAR 26 PM 2:59

CAMT 32000.00
CON TX 118.40
PRFEE 1.00
UDEED 8.00
CFEE 2.00
TOTAL 129.40
CHECK 129.40

03/26/99 01 14:59 0001 4002

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1443077