Instr:200003010020213 Page: 1 OF 2
REC'D FOR REC 03/01/2000 3:25:24PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $160.95

FILE BOX 45

FROM: Chase Bank of Texas, F/K/A
Texas Commerce Bank, N.A.

TO: Leland D. Watts

This instrument prepared by:
RICHARD NORTHCUTT, ATTORNEY
217 Pineway Drive
Nashville, TN 37217

Address of New Owner:
2819 Gallatin Road
Nashville, TN 37216

Send Tax Bills to:
New Owner

Map-Parcel No.
Map 59-16
Parcel 187.00

SPECIAL WARRANTY DEED

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, **Chase Bank of Texas, F/K/A Texas Commerce Bank, N.A.**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Leland D. Watts**, hereinafter called the GRANTEES, their 2heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 13 on the plan of Hickory Heights, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, May 22, 1948, as follows:

Beginning on the westerly margin of Manila Street at the common corner of Lots Nos. 12 and 13, said beginning point also being 490.5 feet south of the north line of said subdivision; thence with the line between Lots Nos. 12 and 13; westwardly 150 feet; thence northwardly 50 feet to the corner of Lots Nos. 13 and 14, thence with the line between said lots, eastwardly 150 feet to the westerly margin of Manila Street; thence with the said street; southwardly 50 feet to the point of beginning.

Being the same property coneyed to Chase Bank of Texas, F/K/A Texas Commerce Bank, N.A. by Substitute Trustee's Deed of record in Book 11692, Page 48, said Register's Office.

The street addresses of the Real Property is 2845 Old Matthews Rd., Nashville, TN 37207, ____ unimproved/_X__ improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 25TH day of FEBRUARY, 2000.

Chase Bank of Texas, F/K/A, Texas Commerce Bank, N.A.
AS CUSTODIAN
By: Jeanie Schneider
JEANIE SCHNEIDER, VICE PRESIDENT

Witness: PJ Gonzales
PAMELA J. GONZALES, ASST. VICE PRESIDENT

CHASE BANK OF TEXAS, NA

FILE BOX 45

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $43,500.00.'

Affiant

Subscribed and sworn to before me, this the 24th day of February, 2000.

My Commission Expires: 3/24/01

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TEXAS
COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JEANIE SCHNEIDER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her/their oath acknowledged himself/herself/themselves to be the VICE PRESIDENT of Chase Bank of Texas F/K/A, Texas Commerce Bank, N.A., the within named bargainor(s), and corporation, and that he/she/they as such VICE PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said JEANIE SCHNEIDER as such VICE PRESIDENT

Witness my hand and official seal at HOUSTON, Texas, this 25TH day of FEBRUARY, 2000.

My Commission Expires: 9/11/2003

Notary Public
JOYCE LEE BROWN

JOYCE LEE BROWN
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 9-11-2003