Davidson County DEEDWARR
Recvd: 02/08/01 13:12 2pgs
Fees:11.00 Taxes:192.40

20010208-0012541

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39611** FILE BOX "7"

**SPECIAL WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 52,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7TH DAY OF FEBRUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: 5/20/02

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :
LELAND D. WATTS
2819 Gallatin Road
Nashville, TN 37216

SEND TAX BILLS TO:
SAME

MAP-PARCEL #
69-16-177
13DA 62830

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, AMSOUTH BANK**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TO TRANSFER AND CONVEY UNTO **LELAND D. WATTS**

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

**Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by T. R. Sanford, Surveyor, dated February 3, 1956 as follows:**

**Beginning at a point in the center of the County Hospital Road or Asylum road at the southeast corner of the property conveyed to William H. Outlaw and wife, by J. B. McWhirter, by deed of record in Book 2275, Page 81, Register's Office for said County; thence with the southwesterly line of said Outlaw property North 54 deg. 30' West 200 feet to an iron pin; thence south 36 deg. 30' West 154 feet to an iron pin; thence South 54 deg. 30' East 200 feet to the center of said Asylum Road; thence with the center of said Road, North 36 deg. 30' East 154 feet to the beginning. Being the same property conveyed to Mamye Lee Dorris Mills by deed from J. B. McWhirter, of record in Book 2492, Page 205, Register's Office for Davidson County, Tennessee.**

**INCLUDED in the above description, but specifically EXCLUDED therefrom is that tract of land that was conveyed to Mildred Louise Smith by deed from Mamye Lee Dorris, of record in book 3398, page 505, said Register's Office; particularly described as follows:**

**Beginning at a point in the center of the County Hospital Road or Asylum Road at the Southeast Corner of the Preston property; thence on a northeasterly line North 36 deg. 30' East 55 feet to a point; thence on a northwesterly line North 54 deg. 30' West 200 feet to a point; thence on a southwesterly line South 36 deg. 60' West 55 feet to an iron pin; thence on a southeasterly line South 54 deg. 30' East 200 feet to the point of beginning.**

**BEING the same property conveyed to AmSouth Bank by deed from Nicholas W. Whittenburg, Substitute Trustee, of record in Instrument No. 20001212-0122480, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved ( X) property, known as **1903 County Hospital Road, Nashville, Tennessee 37218**

**NOTWITHSTANDING ANY LANGUAGE HEREIN TO THE CONTRARY, GRANTOR ONLY WARRANTS THOSE MATTERS WHICH HAVE ARISEN SINCE IT OBTAINED FEE SIMPLE TITLE TO THE PROPERTY.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 ITS HAND THIS 7TH DAY OF FEBRUARY, 2001.**

**AMSOUTH BANK**

BY: _____
Vice President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared R.L. Perry with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the V.P. of the AMSOUTH BANK, a _____ CORPORATION, and that he as such V.P., executed the foregoing isntrument for the purpose therein contained, by signing the name of AMSOUTH BANK by himself, as V.P..

WITNESS my hand and official seal at Nashville, Tennessee, this the 7th day of February, 2001.

_____
NOTARY PUBLIC

My Commission Expires: 5/26/02