FILE BOX 45

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(T2009-070) cn
CHL# 2512724

Davidson County DEEDWARR
Recvd: 05/17/01 14:15 3pgs
Fees:15.00 Taxes:160.95
20010517-0051253

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 10th day of May, 2001, by Bank of New York, as Trustee, its successors or assigns, Grantor, by its duly appointed attorney in fact, which appointment is evidenced by duly recorded Power of Attorney.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Leland D. Watts, Grantee, the following land in Davidson County, Tennessee:

Being Lot No. 163 on the Plan of Section III, Bordeaux Hills, as of record in Book 3600, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bank of New York, Grantor, by Robert M. Wilson, Jr., as Successor-Trustee, by Trustee's Deed, recorded on March 22, 2001 as Instrument Number 20010322-0027698 in the Register of Deeds Office of Davidson County, Tennessee.

Commonly known as: 3289 Hinkle Drive, Nashville, TN 37216

Power of Attorney being recorded simultaneously herewith # 20010517-0051252

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto her heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Bank of New York, as Trustee by

_____,

As attorney in fact under a Power of Attorney
JILL BALENTINE, 1ST VICE PRESIDENT REO ID# 50504

By: _____

Acknowledgment TIFFANY SKAIFE, ASST. SECRECTARY

State of TEXAS)

)ss.

County of COLLIN)

Before me, a notary public for the State and County aforesaid, personally appeared _JILL BALLENTINE as 1st VICE PRES. Of COUNTRYWIDE HOME LOANS, INC., as attorney in fact for Bank of New York, as Trustee, the within named bargainor, a corporation, and he, as such attorney in fact, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation thereto by herself as such attorney in fact.

Witness my hand and seal this 10th day of May, 2001.

_____

Notary Public SANDRA WILLIAMS

My commission expires: 04/24/05

SANDRA WILLIAMS
Notary Public, State of Texas
My Commission Expires 04-24-05

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $ 43,500.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 15th day of MAY, 2001.

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My commission expires: 11/29/05

Property owner and party responsible for payment of taxes:
Leland D. Watts
2819 Gallatin Road
Nashville, TN 37216

Tax Parcel ID No.: 1908008

Return to:
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217