FILE BOX 45

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
T2008-333 (tr)

Davidson County DEEDWARR
Recvd: 08/28/01 13:51 3pgs
Fees:18.00 Taxes:82.33
20010828-0093320

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 22nd day of August, 2001, by Manufacturers & Traders Trust Company, its successors and 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:

The property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Being the Westerly part of Lot No. 28 on the Map of Eastmoreland Place, as of record in Book 161, Page 170, Register's Office, Davidson County, Tennessee and further described as follows: Beginning at the Northeast corner of the first alley East of Dickerson Pike and Eastmoreland Street; thence with the Easterly margin of said alley, Northwardly 140 feet, more or less to the Southerly margin of another alley; thence with said last mentioned alley, Eastwardly 26 feet; thence Southwardly 140 feet to the Northerly margin of Eastmoreland Street; thence with said Street; Westwardly 40 feet to the point of beginning.

Being the same property conveyed to Manufacturers & Traders Trust Company by Trustee's Deed from Robert M. Wilson, Jr. as Successor-Trustee filed on April 10, 2001 as instrument no. 20010410-0035049 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 101 Eastmoreland Street, Nashville, TN

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 his 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.

Manufacturers & Traders Trust Company by Fairbanks Capital Corp., as attorney in fact under a Power of Attorney

by: _____

Acknowledgment

Frank L. Visocky
Assistant Secretary -
Document Control

State of PA)

)ss.

County of Montgomery)

Before me, a notary public for the State and County aforesaid, personally appeared Frank L. Visocky **as** Asst Secretary**, for Fairbanks Capital Corp. as attorney in fact for Manufacturers & Traders Trust Company, 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 himself as such attorney in fact.**

Witness my hand and seal this 22 **day of** August**, 2001.**

_____

Notary Public

My commission expires:

Notarial Seal
John A. LaRue III, Notary Public
Hatboro Boro, Montgomery County
My Commission Expires March 25, 2002

COMMONWEALTH OF PA
JOHN A. LARUE III
NOTARIAL SEAL

FILE BOX 45

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, $22,250.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant Frank L. Visocky
Assistant Secretary -
Document Control

Subscribed and sworn to before me this 22 **day of** August, **2001.**

Notary Public

Notarial Seal
John A. LaRue III, Notary Public
Hatboro Boro, Montgomery County
My Commission Expires March 25, 2002

My commission expires:

Property owner and party responsible for payment of taxes:

Leland D. Watts
~~101 Eastmoreland Street~~ 2819 Gallatin Road
Nashville, TN ~~37207~~ 37216

Map No. 71-15-89.00

Return to:
Metropolitan Escrow, Inc.
217 Pineway Drive

Nashville, TN 37217