THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE FILE BOX 45
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for the transfer is $14,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2001.

Notary Public
My Commission Expires: 1/29/05

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/28/01 14:24 2pgs
Fees:13.00 Taxes:53.65
20010828-0093328

FROM:
First Union National Bank

TO:
Leland Watts

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

Send Tax Bills to:
New Owner

Map-Parcel No.
Map 147
Group 3-O-A
Parcel 15

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, **First Union National Bank**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Leland Watts**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Unit A-15, of Harding Place Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6014, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, Page 571, said Register's Office, for a more complete identification and description of such unit.
BEING THE SAME PROPERTY CONVEYED TO GRANTOR HEREIN IN INSTRUMENT NO. 20010425 0041335, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

The street addresses of the Real Property is 441 Harding Place Unit A-15, Nashville, TN 37211, _ 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 16 day of August, 2001.

First Union National Bank

Edwin F. Slavin
TITLE: VICE PRESIDENT

FIRST UNION NATIONAL BANK CORPORATE SEAL

STATE OF ~~California~~ FLORIDA
COUNTY OF DUVAL

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Edwin F. Slavin 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 First Union National Bank, 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 EDWIN F. SLAVIN as such VICE PRESIDENT.

Witness my hand and official seal at DUVAL COUNTY, FLORIDA, this 16 day of AUGUST, 2001.

My Commission Expires: _____

Mary E. Darlene Kanaszka
Notary Public

"OFFICIAL SEAL"
MARY E. DARLENE KANASZKA
COMMISSION #CC 855711
My Commission Expires July 18, 2003