Name and of New Owner(s):
Leland D. Watts
2819 Gallatin Road
Nashville, TN 37216

Send Tax Bills to:
Same as New Owner

Tax ID Nos.
Map 83-1 Parcel 58

Davidson County DEEDWARR
Recvd: 08/31/01 13:25 3pgs
Fees:18.00 Taxes:116.55
20010831-0094761

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **Bankers Trust Company of California, N.A., as Custodian or Trustee, BY AND THROUGH ITS ATTORNEY-IN-FACT, Chase Manhattan Mortgage Corp.**, ("Grantor"), has bargained and sold, and hereby transfers and conveys to **Leland D. Watts** ("Grantee"), his successors, heirs and assigns, certain land in **Davidson** County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantee, his successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Taxes for the year 2001, a lien, but not yet due and payable; subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of W.T. Woods Subdivision of record in Book 843, Page 38, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantee, his successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor but no further or otherwise.

Executed this the 24th day of August, 2001.

Bankers Trust of California, N.A., as
Custodian ~~or Trustee~~
BY ~~ITS ATTORNEY-IN-FACT~~
Chase Manhattan Mortgage Corp.
~~BY ITS DULY AUTHORIZED OFFICER(S)~~

TITLE: JANE GUYETTE, ASST VICE PRESIDENT

ATTEST:
TITLE: SANDRA OZUNA, ASST SECRETARY

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared JANE GUYETTE and SANDRA OZUNA with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the ASST VICE PRESIDENT and ASST SECRETARY respectively of **Chase Manhattan Mortgage Corp.** the within named Attorney-in-Fact for Bankers Trust Company of California, as Custodian or Trustee, and that ASST VICE PRESIDENT as such JANE GUYETTE and SANDRA OZUNA as such ASST SECRETARY being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Chase Manhattan Mortgage Corp.** by the said ASST VICE PRESIDENT as such JANE GUYETTE and attesting the same by the said SANDRA OZUNA as such ASST SECRETARY.

Further, said officer(s) of said Chase Manhattan Mortgage Corp. have executed the foregoing instrument on behalf of Chase Manhattan Mortgage Corp. as Attorney-In-Fact for Bankers Trust Company of California, N.A. as Custodian or Trustee pursuant to a Limited Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee and said Officer(s) of Chase Manhattan Mortgage Corp. acknowledge(s) that they executed the same as the free act and deed of the said Bankers Trust Company of California, N.A., as Custodian or Trustee.

Witness my hand and official seal at office at San Diego, California, on this the 24th day of August, 2001.

Notary Public TAMRA OWENS

My Commission Expires: 08/21/04

TAMRA OWENS
COMM. #1274704
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires Aug. 21, 2004

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $31,500.00.

Affiant

EUGENIE MEARD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this the 27th day of August, 2001.

Notary Public

My Commission Expires: 7/27/2002

TAMRA OWENS
COMM. #1274704
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires Aug. 21, 2004

THIS INSTRUMENT PREPARED BY & RETURN TO:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

EXHIBIT "A"

Land in the Davidson County, Tennessee, being Lot No. 2 and the westerly 1 foot of Lot No. 1 on the Plan of W.T. Woods Subdivision of record in Book 843, Page 38, Register's Office for Daivdson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bankers Trust Company of California, N.A., as Custodian or Trustee by Substitute Trustee's Deed from Clifton E. Darnell, as Substitute Trustee, dated April 12, 2001 and recorded in Instrument # 20010501-0043672, Register's Office for Davidson County, Tennessee.

THIS IMPROVED PROPERTY IS COMMONLY KNOWN AS 941 Sharpe Avenue, Nashville, TN 37206.