03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $25,000.00

Karen McCalla
Affiant

Subscribed and sworn to before me this 31st day of October, 2001.

Notary Public
My commission expires: 03/14/05

Address of New Owner:	Send Tax Bills to:	Tax-Information
Leland D. Watts 900 Richardson Avenue Nashville TN 37207	NEW OWNER	82-04-081

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alaska Seaboard Partners Limited Partnership, a Delaware Limited Partnership, Inc., hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Leland D. Watts, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 379 on the Plan of Oakwood Park, of record in Book 421, Page 12, Register's Office for said County.

Said Lot No. 379 begins at the southeast corner of Richardson Avenue and North 9th Street; thence with the southerly margin of said Richardson Avenue, eastwardly 43 feet to the westerly margin of the right of way of L. & N. Railroad; thence with said right of way southwardly to the easterly margin of said 9th Street; thence with the margin of same, northwardly to the beginning, said Lot No. 379 being triangular in shape.

Being the same property conveyed to Alaska Seaboard Partners Limited Partnership, a Delaware Limited Partnership, Inc. by Substitute Trustee's deed from James L. Crislip, Jr., Substitute Trustee, of record in Instrument No. 20010725-0078853, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 900 Richardson Avenue, Nashville, TN 37207

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor, but no 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.

Davidson County DEEDWARR
Recvd: 11/05/01 16:57 2pgs
Fees:13.00 Taxes:92.50
20011105-0121187

WITNESS my hand this 29 day of October, 2001.

Alaska Seaboard Partners Limited Partnership, a Delaware Limited Partnership, Inc.

By: _____

STATE OF Louisiana
~~COUNTY~~ OF East Baton Rouge Parish

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Peggy Wilks, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Agent of Alaska Seaboard Partners Limited Partnership, A Delaware Limited Partnership, the within named bargainor, and that (s)he is authorized by Alaska Seaboard Partners Limited Partnership, a Delaware Limited Partnership, to execute this instrument on its behalf.

Witness my hand in E. Baton Rouge, LA, this 29 day of October, 2001.

_____
Notary Public

My Commission expires: at death