FILE BOX 45

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $ 18,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF January, 2002.

Notary Public
My Commission Expires: 1/29/05

Davidson County DEEDWARR
Recvd: 01/22/02 14:56 2pgs
Fees:13.00 Taxes:66.60
20020122-0008617

PATRICIA MASON TROOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

FROM:
AmSouth Bank
James R. Watts

ADDRESS OF NEW OWNER:
James R. Watts
2819 Gallatin Road
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NO.:
MAP # 81-7
PARCEL # 40

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, AmSouth Bank, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto James R. Watts , hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 41 in the subdivision of Lots Nos. 21 and 30 and in the Owen's Buena Vista Plan of Lots of record in Book 57 Page 26, Register's Office for Davidson County, Tennessee.

Said plan does not show the front of said lot but according to deeds it fronts 50 feet on the easterly side of 15th Avenue North, formerly Webster Street, runs back between parallel lines 148 feet to an alley.

Being the same property conveyed to AmSouth Bank by Trustee's Quitclaim Deed from James C. Cotey of record in Instrument 20010719-0076436, Register's Office for said County.

The street address of the Real Property is 2104 15th Ave. North, Nashville, TN 37208,
____ 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 this 14th day of January, 2002.

GRANTOR -
AmSouth Bank

Patricia Mason
By Patricia Mason

Commercial Banking Officer
Title

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Patricia Mason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her/their oath(s) acknowledged himself/herself/themselves to be the Commercial Banking Officer of AmSouth Bank, the within named bargainer(s) and corporation, and that he/she/they as such Commercial Banking Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Patricia Mason as such Commercial Banking Officer.

Witness my hand and official seal at Birmingham, AL this 14th day of January, 2002.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept 5, 2005
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires: _____

NOTARY PUBLIC