Davidson County DEEDWARR
Recvd: 01/30/02 14:36 3pgs
Fees:18.00 Taxes:140.60
20020130-0013301

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 25th day of January, 2002 by and between **Household Financial Center, Inc.**, party of the first part, and Leland D. Watts, a married person party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, Tennessee:

SEE Exhibit A.

This being the same property conveyed to Grantor herein by Successor Trustee's Deed of record in Instrument No. 20010723-0077831 in the Register's Office of Davidson County, Tennessee.
Power of Attorney of record in Instrument 20020130-0013300, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Subdivision Restrictions, Building Lines, Conditions, Stipulations and Easements of record, including Easements of record in Book 4180 A/189, Page 209, and Matters shown on Plan of record in Book 9700, Page 108; all in the Register's Office of **Davidson** County, Tennessee; year 2002 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Household Financial Center, Inc.
By: Fidelity National Asset Management Solutions, Its Attorney-in-Fact

By: Dominick DeFazio
Printed Name: Dominick DeFazio
Title: Vice President

STATE OF Colorado
COUNTY OF Adams

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Dominic E. Fazzio, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Vice President of **Fidelity National Asset Management Solutions**, a corporation, which caused this instrument to be executed on behalf of **Household Financial Center, Inc.**, the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **Household Financial Center, Inc.**

WITNESS my hand, at office, this 25th day of January, 2002

ANN ZUGSCHWERT
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Dec. 31, 2003

Notary Public

Commission Expiration:

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF10233

PROPERTY ADDRESS:
1712 Haynes Street
Nashville, Tennessee 37207

PARCEL ID NUMBER: Field Book No. 13DA01875, MAP 71-09, Parcel 124

PROPERTY OWNER AND ADDRESS:
Leland D. Watts
2819 Gallatin Road
Nashville, TN. 37216
MAIL TAX BILLS TO:
NEW OWNER

STATE OF TENNESSEE
COUNTY OF Davidson

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 IS **$38,000.00** WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 29th DAY OF January, 2002.

NOTARY PUBLIC

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

COMMISSION EXPIRATION: 1/29/05

This deed is prepared with information provided byChicago Title Insurance Company
F:\USERS\CHRIS\Household Docs\HFCenter.SWD.Haynes.Davidson Co.wpd

EXHIBIT A - LEGAL DESCRIPTION

Land in the 12th Civil District of Davidson County, Tennessee, being described according to survey made by T.R. Sanford, Surveyor, December 8, 1962, as follows:

Beginning at the southeast corner of Haynes Street or Avenue at its intersection with Seminary Street; thence with the margin of Seminary Street south 37 deg. 35' west 121.34 feet to a marker in the northerly margin of Haynes Meade, Section II, of record in Book 2854, Page 136, Register's Office for Davidson County, Tennessee; thence with the margin of Haynes Meade north 52 deg. 21' west 93 feet to a point; thence continuing with the margin of said subdivision 31.3 feet to a point, the southwest corner of Tract II on said survey; thence with the dividing line between Tract I and Tract II north 61 deg. 33' east 151.8 feet more or less to the margin of Haynes Street; thence with the margin of Haynes Street south 28 deg. 22' east 67 feet to the point of beginning.