This instrument prepared by
Sparks-Bennett Title, LLC
5515 S. Sherwood Forest Blvd., Ste 3
Baton Rouge, Louisiana 70816

Prop. Address: 1910 Manchester
Nashville, TN 37216
Tax Parcel ID No.: 69-16 169.00
New owner
MAIL TAX NOTICES TO:
Leland D. Watts
2819 Gallatin Road
Nashville, TN 37216

Davidson County DEEDWARR
Recvd: 02/20/02 09:47 2pgs
Fees:13.00 Taxes:92.50
20020220-0021426

SPECIAL WARRANTY DEED

First Union Bank of Delaware **STATE OF TENNESSEE**

TO: **COUNTY OF DAVIDSON**
Leland D. Watts

BEFORE the undersigned notaries duly commissioned and qualified in and for their respective Counties and States on the dates stated below and in the presence of the undersigned competent witnesses:

PERSONALLY CAME AND APPEARED:

First Union Bank of Delaware, TAX ID # 56-1887881, whose permanent mailing address is declared to be 1100 Corporate Center Drive, Building B3, Raleigh, North Carolina 27607
hereinafter called "Grantor", **

who declared that in consideration of the price and sum of **TWENTY-FIVE THOUSAND AND 00/100 DOLLARS ($25,000.00),** cash in hand paid, the receipt whereof is hereby acknowledged, and good acquittance and discharge therefor given, did and does by these presents, grant, and deliver to

LELAND D. WATTS, SS# [redacted]-0694, a person of the full age of majority and having been married but once and then to Winifred Watts, whose permanent mailing address is declared to be 2819 Gallatin Road, Nashville, Tennessee 37216,
hereinafter called "Granter",

here present, accepting and purchasing for himself, his heirs, successors, and assigns all and singular, the following described property, situated in the Davidson County , State of Tennessee, to-wit:

Land Lying in the 13th formerly the 23rd Civil District of Davidson County, Tennessee, and described according to survey made by J.R. Wauford & Co. Surveyors, Feb.28, 1953 as follows:

Beginning at a point on the east margin of Manchester Avenue South 36 deg. 30' West 285 feet from the intersection of the East margin of said Avenue and the center line of the Hydes Ferry Pike; thence with the East margin of said Avenue, South 36 deg. 30' West 30 feet to an iron pin; thence South 53 deg. 30' East 234 feet to an iron pin; thence North 36 deg. East 30 feet and thence North 53 deg. 30' West 234 feet, to the beginning.

Being the same property conveyed to First Union National Bank by deed dated 04-19-01, from Clifton R. Darnell, filed for record on 04-27-01, in Instrument No. 200104270042494, Register's Office for Davidson County, Tennessee.

Grantor and Grantee agree and stipulate that the property, including the improvements located thereon, shall be sold in its "as is" condition, without any representations or warranties, express or implied, including but not with limitation, as to: (a) workmanship, structure, stability and quality of the improvements; (b) the water tightness of the improvements, including without limitation roofs, walls, doors, and windows; (c) the status, stability, and quality of soil conditions, equipment, stairways, appliances, fixtures, and furniture; (d) any defects, terminate infestations or damages and any other conditions whether latent or discoverable by reasonable inspection; (e) merchantability or fitness for any particular purpose, and; (f) the existence of any violation of any applicable law relating to the environment, including without limitation those pertaining to the generation, use handling, storage or disposal of

**Said Grantor acquired property by Substitute Trustee's Deed dated February 22, 2000, recorded April 27, 01 as Instr# 20010427-0042494.

waives any right or cause of action for redhibition or quanti minoris, that is, to rescind sale or seek a reduction of the purchase price for any reason whatsoever. Buyer acknowledges he/she/they have had an opportunity and/or have in fact inspected the property to his/her/their full satisfaction, and this clause has been pointed out to him/her/them and has been explained to his/her/their full satisfaction.

Municipal Address: **1910 Manchester, Nashville, TN 37218**

Grantor covenants that it is seized and possesses of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through and under it, but not further otherwise.

TO HAVE AND TO HOLD the above described property together with all improvements and appurtenances thereto belonging unto said grantee, his heirs, successors and assigns, with no warranty of title except for claims and demands of the grantor and all persons claiming by and under it, and with full substitution and subrogation to all rights of warranty and other rights held by said grantor, if any.

Any mortgage certificates which may be required by law are hereby waived by the parties hereto, which may be required by law are hereby waived by the parties hereto, who covenant to hold me, notary, harmless from non-production thereof.

All taxes on the above described property for the three years preceding passage of this act of sale have been paid, and the parties agree that the taxes for the current year are to be prorated.

THUS DONE, READ AND PASSED at my office in Raleigh, North Carolina, on the 20th of December, 2001, in the presence of the two undersigned competent witnesses who hereunto sign their names together with said appearers and me, notary.

WITNESSES:

Mae Harrington

Regina Taylor

First Union Bank of Delaware

By: William Shuey Assistant Vice President

"OFFICIAL SEAL"
Notary Public, North Carolina
County of Wake
Charles E. Herndon
My Commission Expires 6-30-2006

NOTARY PUBLIC
My Commission Expires: _____

THUS DONE, READ AND PASSED at my office in Davidson County, Tennessee, on the 21st day of December, 2001, in the presence of the two undersigned competent witnesses who hereunto sign their names together with said appearers and me, notary.

WITNESSES:

TAI

_____

_____

LELAND D. WATTS

_____

NOTARY PUBLIC
My Commission Expires: _____

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

I hereby swear or affirm that to the best of my knowledge, the actual consideration for this transfer of property is $25,000.00.

Joni C. Riley
AFFIANT

Subscribed and sworn to before me this 20th day of December, 2001.

Darlene Powell
NOTARY PUBLIC
My Commission Expires: at death