RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

This instrument prepared by:
Clifton E. Darnell, Attorney
Morris, Schneider & Prior, LLC
6471 Stage Road, Suite #201
Bartlett, TN 38134

Davidson County DEEDWARR
Recvd: 02/28/02 10:38 2pgs
Fees:13.00 Taxes:284.90
20020228-0025451

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 11th day of February, 2002, by and between:

WASHINGTON MUTUAL BANK,
grantor and party of the first part,

and,

Douglas B. Martin and Patti B. Martin, husband and wife,
grantee and 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 County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot Number 86 and the Westerly 10 feet to Lot Number 87 on the Plan of M. N. Young's Inglewood Annex, of record in Book 547, Page 197, Register's Office for said County. Said Lot Number 86 and Westerly 10 feet of Lot Number 87 front together 60 feet on the northerly side of Newman Avenue and run back 135 feet 11 inches on the Westerly line, and 133 feet 5 inches, more or less, on the Easterly line, to a dead line and measures 60 feet one inch thereon.

Property Address: 1303 Newman Avenue, Nashville, TN 37216
Tax Parcel ID No.: 61-150-281-00

Being the same property conveyed to grantors herein from Robert M. Wilson, Jr., Substitute Trustee by Substitute Trustee's deed at Instrument No. 20010705-0071579 in 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, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party 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 and easements of record as shown in Book 547, Page 197;
- year 2001real property taxes not yet due and payable;

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 it, 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.

IN WITNESS WHEREOF, the undersigned, Washington Mutual Bank, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Washington Mutual Bank,
By Countrywide Home Loans, Inc.
as agent and attorney-in-fact

BY: _____
Jacquie Prey
Assistant Vice President
DOCID0001173184MS30M

STATE OF California

COUNTY OF Ventura

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jacquie Prey, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged ~~himself or~~ herself to be the Assistant Vice President of Countrywide Home Loans, Inc., and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer as agent and attorney-in-fact for Washington Mutual Bank, the within named bargainor.

WITNESS my hand and Notarial Seal at office this 11th day of February, 2002.

GARCIA

NOTARY PUBLIC Diana L. Garcia

My Commission Expires:
8/25/2002

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I, or we, 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 $77,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25th day of Feb, 2002.

Notary Public

Commission expires: 10.12.05

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Mail tax bills to and property owner:
Douglas B. Martin and Patti B. Martin
1405 Woodland Street
Nashville, TN 37206

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

DOCID0001173184MS30M