PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

SPECIAL

WARRANTY DEED

THIS INDENTURE is made and entered into this **21st** day of **March, 2002** between **WASHINGTON MUTUAL BANK, F.A.** , GRANTOR, and **FRED MEADOR** , GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE**,, County of **DAVIDSON**, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 458 and 459 in Maury & Claiborne's Addition to South Nashville, of record in Book 21, pages 84 and 85, Register's Office for said County and described according to a copy of survey thereof made by Lewis D. Justice, October 14, 1946 as follows:

Beginning at a point in the westerly margin of Lewis Street 60 feet south of Perkins Street; thence westerly 79.5 feet south of Perkins Street; thence westerly 79.5 feet to the line between Lots Nos. 457 and 458, said point being 56.5 feet to a point, which is 44 feet north of Hubbard Alley; thence eastwardly 79.5 feet to the westerly margin of Lewis Street, being 37 feet north of Hubbard Alley; thence with the margin of Lewis Street northerly 60 feet to the beginning.

Being the same property conveyed to Washington Mutual Bank, FA by Trustee's Deed from Robert M. Wilson, Jr., Successor-Trustee of record in Instrument No. 20020102-0000099, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); all matters appearing of record on the Plan of record in Plat Book 21, page 84 and 85; any and all easements, right of ways, setback lines, building restrictions, zoning regulations, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever. ***

WITNESS my hand on the day and year first above written.

***But this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantors herein and does not extend to any previous time thereto. 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.

Washington Mutual Bank,F.A.
By:Chase Manhattan Mortgage
as Attorney In Fact

By:_____
Joe Lanning-Assist. Vice President

Davidson County DEEDWARR
Recvd: 04/09/02 15:41 2pgs
Fees:13.00 Taxes:74.00

20020409-0043747

POWER OF ATTORNEY

STATE OF California)
COUNTY OF San Diego)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joe Lanning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Assist.Vice President of Chase Manhattan Mtg. which is the Attorney in Fact for WASHINGTON MUTUAL BANK, F.A., the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by him/herself as the Assist.Vice Pres of Chase Manhattan Mtg for WASHINGTON MUTUAL BANK, F.A. as per the Limited Power of Attorney as recorded simultaneously herewith.

Witness my hand, at office, this 21st day of March, 2002.

D. L. Frye
Notary Public

My Commission Expires: 09/20/05

D. L. FRYE
Commission # 1321434
Notary Public - California
San Diego County
My Comm. Expires Sep 20, 2005

Name and Address of Property Owner:

FRED MEADOR
2104 Crystal Dr.
Nashville, TN 37210

Property Address:

12 LEWIS STREET
NASHVILLE, TN 37210

Person Responsible for Taxes:
SAME

Parcel #: 105-4, #75

AFFIDAVIT OF VALUE

STATE OF California
COUNTY OF San Diego

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$20,000.00,** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant Patti King

Sworn to and subscribed before me, a Notary Public, this 21st day of March, 2002.

D. L. Frye
Notary Public

My Commission Expires: 09/20/05

D L FRYE
Commission # 1321434
Notary Public - California
San Diego County
My Comm Expires Sep 20, 2005

RETURN TO:

BALDWIN LAND TITLE, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076