Davidson County DEEDWARR
Recvd: 05/20/02 09:26 2pgs
Fees:13.00 Taxes:127.65
20020520-0061095

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

SPECIAL
WARRANTY DEED

THIS INDENTURE is made and entered into this 14th day of May, 2002 between **WASHINGTON MUTUAL BANK, F.A.** , GRANTOR, and **LELAND D. WATTS** , GRANTEE.

W I T N E S S E T H: 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:

Being Lot No. 3 and the northerly 5 feet of Lot No. 2 on the Plan of Section II, Rawls Tract Subdivision, as of record in Book 1424, page 84, Register's Office for said County.

Said Lot 3 and the northerly 5 feet of Lot 2 on the Plan of Section II, Rawls Tract Subdivision, together front 61.7 feet on the east side of Jones Avenue, and run back between lines 150 feet to a dead line, measuring 57 feet thereon.

Being the same property conveyed to Washington Mutual Bank, F.A. by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, Substitute Trustee, of record in Instrument No. 20020130-0012733, 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 1424, Page 84, amended in Book 3978, Page 586; sanitary sewer or/and storm drainage of record in Book 3943, Page 979; 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, FA, by
Chase Manhattan Mortgage Corp., as
Attorney-In-Fact

By: _____
Joe Lanning, Vice President

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 Vice President of Chase Manhattan Mortgage, which is the Attorney in Fact for Washington Mutual Bank, FA, 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 Vice President of Chase Manhattan Mortgage for Washington Mutual Bank, FA as per the Limited Power of Attorney as recorded simultaneously herewith.

Witness my hand, at office, this 14th day of May, 2002.

Notary Public John J. Connolly

My Commission Expires: 9/25/04

JOHN J. CONNOLLY
Commission # 1278367
Notary Public - California
San Diego County
My Comm. Expires Sep 25, 2004

Name and Address of Property Owner:

LELAND D. WATTS
2819 GALLATIN ROAD
NASHVILLE,, TN 37216

Property Address:
1905 JONES AVENUE
NASHVILLE, TN 37207

Person Responsible for Taxes:
Sam ←

Map # 71 - 8
Parcel #: 326

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

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 **$34,500.00**, 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.

Gail Marshall
Affiant

Sworn to and subscribed before me, a Notary Public, this 14th day of May, 2002.

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires
September 28, 2002

RETURN TO:

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