This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L#6315

ADDRESS NEW OWNER:
Richard C. Watts
2335 Stewarts Ferry Pike
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Owner

MORTGAGEE:
National Bank of Commerce
1213 West Main Street
Lebanon, TN 37087

Davidson County DEEDWARR
Recvd: 07/08/02 15:04 2pgs
Fees:13.00 Taxes:814.00
20020708-0081957

MAP **111-00**
GROUP
PARCEL **32.00**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **National Bank of Commerce** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Richard C. Watts**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee:

Tract No. 9 according to a survey of Robert E. Francis of Murfreesboro, TN, of the property of Caesar E. Urrutia and wife, dated 9/9/86 and a certain tract of land in the 4th Civil District of Davidson County, TN. Beginning at a concrete monument set in a common line to lands formerly owned by John S. Jenkins (heirs) and M.A. Henry and wife, Lavenia Henry; the coordinates of said monument are X=1,837.962.98, Y=633,652.88 and is approximately 1,133.37 feet north of the centerline of Stewarts Ferry Pike at an angle of 10 degs. 11' 15" E, also being the SW corner of the property conveyed to the United States of America by deed of record in Book 3846, page 220, known as Tract No. 517 on the U. S. Army Corps of Engineers J. Percey Priest Dam and Reservoir Project, situated in the Fourth Civil District of Davidson County, TN; thence S 76 degs. 45' 20" E 1,142.62 ft. to a corp pin; thence N 55 degs. 16' 4" E 625.34 ft. to the true point of beginning, said point being the NW corner of Tract 9 on the above mentioned survey, thence S 6 degs. 04' 42" W along the dividing line of Tracts 8 and 9, 1,311.19 ft. to the centerline of Stewarts Ferry Pike, thence Southwardly along the centerline of Stewarts Ferry Pike N 81 degs. 47' 10" E 153.45 ft.; thence N 89 degs. 50' 12" E 46.55 ft. to a nail; thence northwardly along the dividing lines of Tracts 9 and 10 N 6 degs. 04' 42" E 1297.44 ft. to a point in the S line of the above mentioned Tract 517; thence N 40 degs. 38' 30" W 10589 ft. to the corp pin; thence S 55 degs. 16' 04" W 155.75 ft. to the true point of beginning, containing 6.01 acres, more or less. This tract is subject to a 16 S ft. road right of way easement adjacent to and parrallel with the centerline of Stewarts Ferry Pike.

Being the same property conveyed to National Bank of Commerce by deed from I. Dyke Tatum, Substitute Trustee dated March 13, 2002, of record in Instrument no.200203280038553, Register's Office for Davidson County, Tennessee.

This is improved property known as 2335 Stewarts Ferry Pike, Hermitage, Tennessee 37076. Possession is to be given on July 2, 2002.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTOR does covenant s with the said GRANTEE that he has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter, shall be charged or encumbered in any manner whatsoever; and,

GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming by through or under said GRANTEE, **BUT NOT OTHERWISE**.

WITNESS our hands this the 2nd day of July, 2002.

Michael R. Wiggington, Vice-President

STATE OF TENNESSEE]
COUNTY OF WILSON]

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Michael R. Wiggington** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Vice-President of National Bank of Commerce,** the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 2nd day of July, 2002.

NOTARY PUBLIC

J. C. ROSS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 6-26-04

* * * * * *

STATE OF TENNESSEE)]
COUNTY OF WILSON)]

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of July, 2002.

NOTARY PUBLIC

J. C. ROSS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 6-26-04