Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
T2008-712
8785135412

FILE BOX 45

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 1st day of August, 2002, by Equicredit Corporation of America, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Leland D. Watts, Grantee, the following land in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 32, on the plan of BelleAcres, Section One. (A planned residential development), of record in Plat Book 5200, page 227, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to EquiCredit Corporation of America by Substitute Trustee's Deed granted by Benjamin T. Wages, Substitute Trustee, filed January 16, 2002, as Instrument # 20020116-0006303, records of Davidson County, Tennessee.
Power of Attorney of record in Instrument 20020807-0095114, said Register's Office.
Commonly known as: 1900 Meadow Cliff Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever.

Grantor covenants that it is seised and possessed 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.

Davidson County DEEDWARR
Recvd: 08/07/02 12:48 3pgs
Fees:18.00 Taxes:174.64
20020807-0095115

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Equicredit Corporation of America, By Its Lawful Attorney-in-Fact, Fairbanks Capital Corporation

BY: _____

ITS: JOYCE KINDSVOGEL, DOC. CONTROL OFFICER

Acknowledgment

State of Utah)
)ss.
County of Salt Lake)

Personally appeared before me, the undersigned, a Notary Public, in and for said county and state, by JOYCE KINDSVOGEL, DOC. CONTROL OFFICER **for Fairbanks Capital Corporation, the Attorney in Fact for Equicredit Corporation of America, with whom I am personally acquainted (or proved to me by satisfactory evidence) and who acknowledges that he/she executed the within instrument for the purposes therein contained, and who further acknowledges that he/she is the** Doc Control Officer **of Fairbanks Capital Corporation, and that he/she as such** Doc Control Officer **is authorized to sign on behalf of Equicredit Corporation of America, acting as Attorney in Fact for the maker or a constituent of the maker and is maker, to execute this instrument on behalf of the maker.**

Witness my hand and seal this 1 **day of August, 2002.**

RebekahOliphant
Notary Public

My commission expires:

_____
(Seal)

I, or we, hereby 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, $47,200.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st day of August, 2002.

Notary Public

MARIE BRADFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My commission expires:

11-26-05

(Seal)

Property owner and party responsible for payment of taxes:
Leland D. Watts
2819 Gallatin Road
Nashville, TN, 37216

Map No. 95-05-O-A-32.00

Return to:

Associates Closing & Title a Div. of
Wilson & Associate P.L.L.C.
5384 Poplar Suite 202
Memphis, TN 38119
901-682-9035 901-682-8517 Fax