SPECIAL WARRANTY DEED

FILE BOX 45

THIS INSTRUMENT PREPARED BY:
T. LARRY EDMONDSON, ATTORNEY
800 BROADWAY
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2002.

Notary Public

My Commission Expires:
1/31/04

Davidson County DEEDWARR
Recvd: 08/16/02 09:37 2pgs
Fees:13.00 Taxes:123.95
20020816-0099226

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILL:	MAP-PARCEL
Leland D. Watts 2819 Gallatin Rd. Nashville, TN 37216	Same	82-07-216

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BANK OF AMERICA, N.A., HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO LELAND D. WATTS, HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Being Lot No. 78 on the Plan of Harris' Addition to Edgefield, now East Nashville, as of record in Book 21, Page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 50 feet on the westerly side of North Second Street and runs back 146.1 feet on the south line and 146.4 feet on the north line to an alley in the rear which measures 50 feet thereon.

Being the same property conveyed to Bank of America, N.A. by Substitute Trustee's Deed from T. Larry Edmondson, Substitute Trustee, of record in Instrument No. 20020502-0053839, Register's Office for Davidson County, Tennessee.

This is improved property known as 616 North 2nd Street, Nashville, TN 37207.

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 with the said GRANTEE that it is lawfully seized and possessed of said land, has a good right to convey it, and the same is unencumbered except for any and all unpaid taxes that may be a lien against said

real estate. And it does further covenant and bind itself, its successors, assigns and representatives, to specially warrant and defend the title to the said land only to the extent and from the date the GRANTOR acquired the subject property, to the said GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7th day of AUGUST, 2002.

BANK OF AMERICA, N.A.

BY: THOMAS C. McMAHON

ITS: VICE PRESIDENT

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared THOMAS C. McMAHON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged Bank of America, N.A., to be the within named bargainor, and that he as such VICE PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Bank of America, N.A. by him self as such VICE PRESIDENT.

Witness my hand and seal, at office in Greensboro, North Carolina, this the 7th day of AUGUST, 2002.

Mary S. Rogers
Notary Public

My Commission Expires:
2/29/2004

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF GUILFORD
MARY S. ROGERS
My Commission Expires Feb. 29, 2004