FILE BOX 45

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 4th day of September, 2002 by and between **Household Financial Center, Inc.**, party of the first part, and Leland D. Watts , married party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, Tennessee:

The east ½ of Lot 83 on the Plan of J. B. Haynie's Oriental Plan, as shown of record in Book 161, Pages 26 and 27 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Said part of said lot fronts 50 feet on the northerly side of Duke Street and runs back between parallel lines 140 feet to an alley.

This being the same property conveyed to Grantor herein by Successor Trustee's Deed of record in Instrument No. 20020514-0059097 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Subdivision Restrictions, Building Lines and Easements of record, including all matters on Plan of record in Book 161, Pages 26 and 27 in the Register's Office of **Davidson** County, Tennessee; year 2002 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Household Financial Center, Inc.
By: Fidelity National Asset Management Solutions,
Its Attorney-in-Fact

By: _____
Printed Name: Pamela J Crocker
Title: Vice President

Davidson County DEEDWARR
Recvd: 09/23/02 09:59 2pgs
Fees:13.00 Taxes:51.80
20020923-0115423

SEP. -03' 02(TUE) 12:49 GRIFFIN, CLIFT, EVERTON, THORNTON TEL:901 752 1061 P. 002

FILE BOX 45

STATE OF Colorado
COUNTY OF Adams

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Pamela J Crocker, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Vice President of **Fidelity National Asset Management Solutions**, a corporation, which caused this instrument to be executed on behalf of **Household Financial Center, Inc.**, the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **Household Financial Center, Inc.**

WITNESS my hand, at office, this 4th day of September, 2002

Kendra K Cook
Notary Public

Commission Expiration: 10-02-02

K. COOK NOTARY PUBLIC STATE OF COLORADO

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF10966

PROPERTY ADDRESS:
307 Duke Street
Nashville, Tennessee 37207

PARCEL ID NUMBER: Map 71-8, Parcel 24

PROPERTY OWNER AND ADDRESS:
Leland D. Watts
2819 Gallatin Road
Nashville, TN 37216

MAIL TAX BILLS TO:
Leland D. Watts
2819 Gallatin Road
Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 IS $14,000.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 20 DAY OF September, 2002.

NOTARY PUBLIC

COMMISSION EXPIRATION: 1/29/05

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This deed is prepared with information provided by Chicago Title Insurance Company
F:\USERS\CHRIS\Household Docs\HFCenter.SWD.Duke.Davidson Co.wpd

SEP. -03' 02 (TUE) 12:49 GRIFFIN, CLIFT, EVERTON, THORNTON TEL:901 752 1061 P. 003