FILE BOX 45
FILE BOX 45

THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $52,000.00

Affiant

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November, 2002.

Notary Public
My Commission Expires: 1/29/05

FROM:	TO:
NATIONAL BANK OF COMMERCE	LELAND D. WATTS

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Leland D. Watts 2819 Gallatin Road Nashville, TN 37216	NEW OWNER	MAP # 72-6 PARCEL #379

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, 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 do transfer and convey unto LELAND D. WATTS, MARRIED, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

SEE ATTACHED FOR COMPLETE LEGAL DESCRIPTION

Davidson County DEEDWARR
Recvd: 11/15/02 09:54 2pgs
Fees:13.00 Taxes:192.40
20021115-0141698

The street address of the Real Property is 1115 Leland Avenue - Nashville, TN 37216, ___ Unimproved/ XX Improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 5th day of November, 2002.

GRANTOR - NATIONAL BANK OF COMMERCE

By

Vice President
Title

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Deborah Norton, and _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her/their oath(s) acknowledged himself/herself/themselves to be the V. P. and _____ of NATIONAL BANK OF COMMERCE the within named bargainer(s) and corporation, and that he/she/they as such V.P., and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Deborah Norton as such V. P., and the said Deborah Norton as such _____.

Witness my hand and official seal at Memphis, TN this 5th day of November, 2002

My Commission Expires: MY COMMISSION EXPIRES SEPT. 8, 2003

NOTARY PUBLIC

DOROTHY HARRELL NOTARY PUBLIC AT LARGE SHELBY CO. TN

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being all of Lot 65 of the ReSubdivision of P/O Lots 64 & 65 of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road Property, said plat being of record in Book 8250, Page 751, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Commencing at an iron pin at a sidewalk on the northerly margin of Leland Avenue, said point being the southeasterly corner of the tract herein described; thence following sidewalk North 84 degrees, 48 minutes, 20 seconds West 50.0 feet to a point at Lot 64; thence following the border of Lot 64 North 09 degrees, 11 minutes, 53 seconds East 172.96 feet to a point; thence along a 15 foot alley South 85 degrees, 42 minutes, 50 seconds East 50.0 feet to a square rod at a fence corner; thence South 09 degrees, 11 minutes, 53 seconds West 173.81 feet to the point of beginning, containing 8,644 square feet, more or less.

Being the same property conveyed to National Bank of Commerce by deed from Michael I. Mossman, Successor Trustee, of record in Instrument 20020620-0074758, Register's Office for Davidson County, Tennessee.