State of California
County of Los Angeles The actual consideration or value, whichever is greater, for this transfer is **25,000.00**

Subscribed and sworn to before me, this 16 December 16, 2002.

By: _____
Affiant

My Commission Expires:
Feb 26 2005
Notary Public

FILE BOX 45

N10888 REO#0034040907

Special Warranty Deed

This instrument was prepared by & when recorded return to:
First National Financial Title Services, Inc.
15 Century Boulevard, Suite 101
Nashville, TN 37214

Address of New Owner:	Send Tax Bills to:
Leland D. Watts **2819 Gallatin Road Nashville, TN 37216**	same

Davidson County DEEDWARR
Recvd: 12/16/02 11:11 2pgs
Fees:13.00 Taxes:92.50
20021216-0154566

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Washington Mutual Bank, FA

Hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Leland D. Watts**

Hereinafter called grantee(s), their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in **Davidson** County, State of Tennessee, more particularly described as follows:

Situated in Davidson County, State of Tennessee, and being further described as:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:

BEING Unit No. P-5 of Harding Glen Condominiums (formerly known as Barcelona Condominiums) created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6400, Page 801, of the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed unto Washington Mutual Bank in Special Warranty Deed from Alliance Mortgage Company dated , recorded , in Instrument No. * , of the Register's Office for Davidson County, Tennessee.

*20021216-0154565

Map & Parcel #133-16-0-A/205.00 CO

THIS IS IMPROVED PROPERTY KNOWN AS: ***270 Tampa Drive, Nashville, Tennessee 37211***

To have and to hold the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said grantees, their heirs and assigns, forever; and we do covenant with the said grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever, *but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by grantors herein and does not extend to any previous time thereto.* 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.

Witness our hands this **December 06, 2002**

Washington Mutual Bank, FA

FILE BOX 45

By: Warren Green
Its: Assistant Vice President

State of
County of

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Warren Green, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the Assistant Vice President of By Washington Mutual Bank, FA, the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 11 day of December 2002.

ANGELA DOLORES TALAMANTES
Commission # 1256480
Notary Public - California
Ventura County
My Comm. Expires Feb 12, 2005

My Commission Expires: 2/12/05

Notary Public

Special Warranty Deed