FILE BOX 45

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual consideration or value, whichever is greater, or this transfer is $60,000.00.

Affiant

Subscribed and sworn to before me this 8th day of January, 2003.

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/29/05

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Leland D. Watts (NAME)	New Owner (NAME)	83-5-261
2819 Gallatin Rd. 1308 Edgewood Place (STREET ADDRESS) 37216	(STREET ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, SunTrust Bank ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto Leland D. Watts, ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 32, on the Plan of Edgewood, E.T. Brown's Subdivision of the Bransford Place as shown on plat of record in Book 332, Page 73, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to SunTrust Bank, by Deed of Record as Instrument #200211150141887, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and any other matters of record.
The above legal description is the same as that contained in the previous deed of record.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

Davidson County DEEDWARR
Recvd: 01/09/03 10:26 2pgs
Fees:13.00 Taxes:222.00

20030109-0004094

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 8th day of January, 2003.

SunTrust Bank

By: R.W.S.
Rebecca W. Shala

By: _____

SUNTRUST BANK CORPORATE SEAL GEORGIA

This is __improved property known as 1308 Edgewood Place, Nashville, TN 37206.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Rebecca W. Shala, Vice President (title) for SunTrust Bank, with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained, and who further acknowledged that She is the Vice President (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of January, 2003.

My Commission Expires: 9-30-06

Stacie Page
Notary Public

STACIE PAGE NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

Prepared by and Return to:
Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066

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