THIS INSTRUMENT PREPARED BY:
J. Blake Freeman, Attorney
51 Century Boulevard, Ste. 110
Nashville, TN 37214-3614

Map 81-11, Parcel 335

Davidson County DEEDWARR
Recvd: 01/09/03 10:40 2pgs
Fees:13.00 Taxes:99.90
20030109-0004096

FILE BOX 45

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Option One Mortgage Corporation,** does hereby bargain, sell, transfer and convey unto **Leland D. Watts** his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING the southerly 33 feet of Lot No. 281 (incorrectly described as Lot 261 on previuos two (2) deeds) on the Map of McGavock, Wetmore and Others Second Addition called the Addition of the Town of McGavock, as of record in Book 21, page 41 in the Register's Office for said County.

Said southerly part of Lot No. 281 fronts 33 feet on the westerly side of 14th Avenue, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Option One Mortgage Corporation by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., Substitute Trustee, dated October 10, 2002, and recorded at Instrument No. 20021028-0131935, said Register's Office.

Property address is 1707 14th Avenue, North, Nashville, TN 37208

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantee, Leland D. Watts his heirs and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the said Grantor has executed this deed this 6th day of January, 2003.

OPTION ONE MORTGAGE CORPORATION

By: _____
Frank T. Podraza, Assistant Secretary

Its: _____

STATE OF CALIFORNIA
COUNTY OF ORANGE

Before me, the undersigned, of the State and County aforesaid, personally appeared FRANK RODRAZA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/~~herself~~ to be Assistant Secretary of Option One Mortgage Corporation, the within named bargainor, a corporation, and that he/~~she~~ as such Frank Rodraza, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/~~herself~~ as Assistant Secretary

Witness my hand and official seal this 10th day of January, 2003.

Notary Public SAMIRA EMAMI

My Commission Expires:

SAMIRA EMAMI
Commission # 1373746
Notary Public - California
Orange County
My Comm. Expires Sep 9, 2006

****

NAME NEW OWNER(S):
Leland D. Watts

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

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $27,000.00

Affiant

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

Notary Public

My Commission Expires: 1/29/05

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.