FILE BOX 45

Name & Address of New Owner:
Leland D. Watts
2819 Gallatin Road
Nashville, TN 37216

Send Tax Bills To:
Same as New Owner

Tax ID Numbers:
Map 72-9 Parcel 369

Davidson County DEEDWARR
Recvd: 02/12/03 09:30 2pgs
Fees:13.00 Taxes:203.50
20030212-0019203

REO#: # A 0023252

## 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, the Federal National Mortgage Association, a corporation organized under and existing pursuant to the laws of the United States, does hereby bargain, sell, transfer and convey unto **LELAND D. WATTS** ("Grantee"), his successors, heirs and assigns, subject to matters of record and matters an accurate survey would reveal, that certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

The property is commonly known as **910 Cahal Avenue, Nashville, TN 37206** and is more particularly described in Exhibit "A" attached hereto and made a part hereof by this reference.

To have and to hold the property with all appurtenances, estates, title and interest thereto belonging, unto the said Grantee, **Leland D. Watts,** his successors, heirs, and assigns forever.

Grantee, **Leland D. Watts,** whose address is Gallatin Road, Nashville, TN 372 is responsible for the payment of real property taxes on subject property for the year 2003 and subsequent years, and this conveyance is made subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Springdale Subdivision as of record in Book 974, Page 18 (incorrectly referred to as Book 474 in previous Trustee's Deed).

Said Federal National Mortgage Association warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

In witness whereof, the said Federal National Mortgage Association has executed this deed and affixed its corporate seal by its Vice President, this 29th day of January, 2003.

(Corporate Seal)

Federal National Mortgage Association

By: _____
Donna Ghassemi
Title: Vice-President

See Next Page for Notary Acknowledgement

State of Texas) ss.
County of Dallas)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donna Ghassemi, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Vice-President of the Federal National Mortgage Association, the within named party, a corporation, and that she as such Vice-President, being authorized so to do, executed the foregoing instrument for purpose therein contained, by signing the name of the corporation by Donna Ghassemi as Vice-President.

Witness my hand and seal at office, this 29th day of January, 2003.

Notary Public, Texas at Large
My Commission Expires:

PATRICIA MANSON
Notary Public, State of Texas
My Commission Expires 06-06-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer, or value, whichever is greater is $55000.00.

Affiant

Sworn to and subscribed before me this the 10th day of February, 2003.

Notary Public

My commission expires: 1/29/05

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 86 and the easterly one-half of Lot No. 87 on the Map of Springdale Subdivision, as of record in Book 974, Page 18 (referred to as Book 474 in error in previous Trustee's Deed), Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Robert M. Wilson, Jr., Successor Trustee, dated July 3, 2002 and recorded as Instrument No. 20020717-0085940, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 910 CAHAL AVENUE, NASHVILLE, TN 37206.

THIS INSTRUMENT PREPARED BY:
Deanie L. Gregory, Attorney
200 Madison Street
Madison, Tn 37115