Davidson County DEEDWARR
Recvd: 02/24/03 09:05 2pgs
Fees:13.00 Taxes:503.20

20030224-0023745

This Instrument Was Prepared By:
Kirk C. Waite
700 Craighead Street, Suite 107
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $136,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of February, 2003.

Notary Public

KIRK C. WAITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 27, 2004

My Commission Expires: _____

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Mitchell A. Watts 2455 Long Hollow Pike Hendersonville, TN 37075	SAME	83-5-363

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Roosevelt Maynard, Conservator for Mittie S. Gowen, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mitchell A. Watts, unmarried, hereinafter called the Grantee, his heirs and assigns, that certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 200 feet of the northerly 240 feet of the Block N. 2 on the corrected Plan of T.P. Weakley's Subdivision of Blocks 1,2 and 3, as of record in Book 421, Page 50, Register's Office for Davidson County, Tennessee described as follows:

Beginning on the southerly margin of Franklin Avenue 150 feet easterly from the northwest corner of said Block No. 2; thence with the southerly margin of said avenue easterly 50 feet; thence southerly parallel with the west line of said Block, 240 feet to the northerly margin of a proposed alley; thence with said proposed alley, westerly 50 feet; thence northerly 240 feet to the beginning.

Being the same property conveyed to Haskell Gowen and wife, Mittie S. Gowen by deed from Mahlon H. Johnson and wife, Onolee Johnson dated December 12, 1962 and filed for record on December 14, 1962 of record in Book 3466, Page 363, Register's Office for Davidson County, Tennessee. Said Haskell Gowen having since died. Roosevelt Franklin Maynard signing as Conservator for Mittie S. Gowen as per Order Appointing Conservator No. 01P347 filed with Davidson County Probate Court, Davidson County, Tennessee and by Order of the Probate Court of Davidson County, Tennessee approving this conveyance.

This conveyance is made subject to:

1. County taxes for subsequent years.
2. All matters set forth in Plat of record in Book 421, Page 50 Register's Office for Davidson County, Tennessee.
3. Any and all restrictions and easements of record.

This is improved property known as 1418 Franklin Avenue Nashville, TN 37206

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee his heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor but not otherwise.

WITNESS my hand this 18th day of February, 2003.

Roosevelt Maynard, Conservator
For Mittie S. Gowen

STATE OF TENNESSEE
COUNTY OF Davidson

Before me Kirk C. Waite, a Notary Public for the State and County aforesaid, personally appeared Roosevelt Maynard, Conservator for Mittie S. Gowen, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the he executed the within instrument for the purposes therein contained as Conservator for Mittie S. Gowen.

Witness my hand and official seal at Nashville, Tennessee this 18th day of February, 2003.

Kirk C. Waite
Notary Public

My Commission Expires:

KIRK C. WAITE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires November 27, 2004