Davidson County DEEDWARR
Recvd: 04/01/03 13:40 2pgs
Fees:13.00 Taxes:151.70
20030401-0042775

FILE BOX 45

THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 20th day of March, 2003 by and between Bank of New York, as Trustee, hereinafter called Grantor, and Leland D. Watts, whose mailing address is 806 Hillmore Drive Nashville, TN 37218, his heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Being Lot Number 25-A on Zone Lot Division of Lot Numbers 6, 21 and 25 on the Plan of Hillmore Subdivision as of record in Plat Book 6250, Page 195 and as amended in Plat Book 6250, Page 600 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Substitute Trustee's Deed of record at Instrument Number 20020306-0027775 Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

FILE BOX 45

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 20th day of March, 2003.

Bank of New York, as Trustee, By Countrywide Home Loans, Inc. as Attorney-in-Fact
BY: _____
Janet Palomino
TITLE: Assistant Vice President

STATE OF California
COUNTY OF Ventura

Before me, the undersigned Notary Public in and for said County and State, personally appeared Janet Palomino with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be the Assistant Vice President, of Bank of New York, as Trustee, the within named bargainor, a banking organization, and that such Janet Palomino executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the organization as Assistant Vice President.

Witness my hand and Official Seal at office this 20th day of March, 2003.

MICHELLE M. MINTER
Commission # 1376225
Notary Public - California
Ventura County
My Comm. Expires Sep 23, 2006

_____
Notary Public

My Commission Expires: 09/23/06

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Property Address: 806 Hillmore Drive, Nashville, TN 37218
Parcel # 59-14-268
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Leland D. Watts , 2819 Gallatin Road, Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $41,000.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY March, 2003.

_____
Notary Public
My Commission Expires: 11/29/05

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY
TENN.