FILE BOX 45

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
T635-616
a031363/1680681089

Davidson County DEEDWARR
Recvd: 05/14/03 13:49 3pgs
Fees:18.00 Taxes:135.98
20030514-0065560

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 1 day of May, 2003, by Federal National Mortgage Association.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Leland Watts, married **, Grantee, the following land in Davidson County, Tennessee:**

Being Lot Number 10A of Zone Lot Division of Lots 9, 10, 11, 12, 13 Haynes Manor, Section 7, as of record in Book 6900, Page 207, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Federal National Mortgage Association by Special Warranty Deed, recorded on 5/14/03, 2003, as instrument number *, in the records of Davidson County, Tennessee.

Commonly known as:814 Charlie Place, Nashville, TN 37207

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever.

Grantor covenants that it is seised and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

* 20030514 0065559

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Federal National Mortgage Association

BY: _____ Donna Ghassemi Vice-President

ITS: _____

Patricia Manson
Assistant Secretary

Acknowledgment

State of Texas)
)ss.
County of Dallas)

On this day before me, a Notary Public, personally appeared Donna Ghassemi, **to me personally well-known, who acknowledged that he/she is the** Vice-President, **of Federal National Mortgage Association, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

Witness my hand and seal this 1 **day of May, 2003.**

_____
Notary Public

My commission expires:

_____
(Seal)

D. VANESSA BROWN
Notary Public, State of Texas
My Commission Expires 08-21-06

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $36,750, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Connie Hooper
Affiant

Subscribed and sworn to before me this 6th day of May 2003.

Patricia Nichols
Notary Public

My commission expires:
1/29/05
(Seal)

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Property owner and party responsible for payment of taxes:
Leland D. Watts
2819 Gallatin Road
Nashville, TN 37216

Parcel #59-10-262.00

Return to:

Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217