Davidson County DEEDWARR
Recvd: 09/23/03 15:58 3pgs
Fees:18.00 Taxes:77.70
20030923-0140941

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 8th day of September, 2003 by and between **ABN AMRO MORTGAGE GROUP. INC.**, party of the first part, and Leland D. Watts, married party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

SEE EXHIBIT A.

Being the same property conveyed to party of the first part by Substitute Trustee's Deed of record in Instrument No. 20030606-0078167 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easements of record, *including* matters of record appearing in Master Deed in Book 6400, Page 801, as amended in Book 9397, Page 814 and further amended in Book 11509, Page 965; By-Laws in Book 6400, Page 844, as amended in Book9723, Page 68 and further amended in Book 11509, Page 966; matters shown on Plan attached as Exhibit A-2 to the Master Deed in Book 6400, Pages 839, Pages 841 and Rules and Regulations at Instrument Number 200103290030288; all in the Register's Office of **Davidson** County, Tennessee; property taxes for the year 2003; rights of others in and to the common elements/areas; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

ABN AMRO MORTGAGE GROUP. INC.
By: Fidelity National Asset Management Solutions

By: _____
Printed Name: Pamela J. Crocker
Title: Vice President

STATE OF COLORADO
COUNTY OF _____

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Pamela J. Crocker, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Vice President of **Fidelity National Asset Management Solutions**, a corporation, which caused this instrument to be executed on behalf of **ABN AMRO MORTGAGE GROUP. INC.,** the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **ABN AMRO MORTGAGE GROUP. INC.**

WITNESS my hand, at office, this 8th day of September, 2003

C. Nicole Cochran
Notary Public

Commission Expiration: June 20, 2007

C. NICOLE COCHRAN
Notary Public
State of Colorado

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF11815

PROPERTY ADDRESS:
270 Tampa Drive, Unit N2
Nashville, Tennessee 37211

PARCEL ID NUMBER: Field Book No. 5DU76801, Map 133-16-A, Parcel 180

PROPERTY OWNER:
Leland D. Watts
2819 Gallatin Road
Nashville, TN 37216

MAIL TAX BILLS TO:
Leland D. Watts
2819 Gallatin Road
Nashville, TN 37126

COUNTY OF DAVIDSON
STATE OF TENNESSEE

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 IS $ 21,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 19th DAY OF September, 2003

NOTARY PUBLIC

COMMISSION EXPIRATION: 1/29/05

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

This Deed is prepared from information provided by Chicago Title Insurance Company.
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EXHIBIT A

Land in Davidson County, Tennessee, Being Unit N-2 of Harding Glen Condominium (formerly known as Barcelona Condominium) created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6400, page 801 as amended in Book 9397, Page 814 and Book 11509, Page 965, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Glen Condominiums (formerly known as Barcelona Condominium) of record in Book 6400, Pages 839 through 841, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to ABN AMRO Mortgage Group, Inc. by Substitute Trustee's Deed from Priority Trustee Services of Tennessee, LLC, as Substitute Trustee of record by Instrument No. 200306060078167, Register's Office of Davidson County, Tennessee.