THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $204,000.00

FILE COPY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 30th DAY OF September, 2003.

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 1/29/05

FROM:	TO:	
Rita Z. Garfinkel	Leland D. Watts	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
LELAND D. WATTS	NEW OWNER	Map # 92-9
2819 Gallatin Road	_____	Parcel #353 & 354
Nashville, TN 37216	_____	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Rita Z. Garfinkel, a widow, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey Leland D. Watts, married, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

The street address of the Real Property is 3318-3320 Charlotte Avenue, Nashville, TN 37209, ____ Unimproved/__X__ Improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 30th day of September, 2003.

GRANTOR -

Rita Z. Garfinkel

Davidson County DEEDWARR
Recvd: 10/01/03 14:49 2pgs
Fees:13.00 Taxes:754.80

20031001-0145110

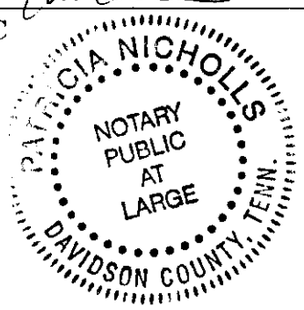
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rita Z. Garfinkel, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2003.

My Commission Expires: 1/29/05

NOTARY PUBLIC



LEGAL DESCRIPTION

BEING Lot No. 37, on the Plan of Subdivision of part of the Wilcox 25 acre tract of land in the old 13th Civil District of said County, of record in Book 161, Page 159 and revised in Book 421, Page 42, Register's Office for Davidson County, TN, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alvin D. Garfinkel and wife, Rita Z. Garfinkel by deed from Herman O. Loewenstein, Trustee of record in Book 5805, Page 689, said Register's Office. See also Quitclaim Deed and Installment Deed of record in Book 5968, Page 441 and Book 7432, Page 615, Register's Office for said County. The said Alvin D. Garfinkel now being deceased.

BEING Lot No. 36 on the Plan of the Resubdivision of the Wilcox Property, as of record in Book 421, Page 42, Register's Office for said County.

Being the same property conveyed to Rita Z. Garfinkel and Fannie L. Zeitlin by deed from Alvin L. Dorris of record in Book 5861, Page 322, said Register's Office. See also Quitclaim Deed of record in Book 7432, Page 615, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 161, Page 159 and revised in Book 421, Page 42, said Register's Office; (3) Existing building restrictions, covenants, zoning ordinances, easements and all other matters of record.