Bk 29

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

Map 81-16, Parcel 718

Davidson County DEEDWARR
Recvd: 10/06/03 15:10 3pgs
Fees:18.00 Taxes:126.91
20031006-0147622

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Wells Fargo Bank Minnesota, N.A., as Trustee,** does hereby bargain, sell, transfer and convey unto **Leland Watts**, his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 6 and the westerly 20 feet of Lot No. 7 on the Plan of Bransford Realty Company's North Hill Subdivision, Block A, as of record in Book 332, page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 and the westerly part of Lot No. 7 front together 45 feet on the northerly side of Jackson Street and run back between parallel lines 100 feet to an alley.

BEING the same property conveyed to Wells Fargo Bank Minnesota, N.A., as Trustee, without recourse, by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., dated April 23, 2003, and recorded at Instrument No. 20030425-0056066, said Register's Office.

Property address: 925 Jackson Street, Nashville, TN 37208

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantees, Leland Watts, his heirs and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the same Grantor has executed this deed this 22nd day of September, 2003.

Power of Attorney recorded at Instrument No. 20020620-0074400, said REgister's Office.

WELLS FARGO BANK MINNESOTA, N.A.,
AS TRUSTEE

By: Option One Mortgage Corporation
Attorney in Fact

By: _____
CHRIS GUTIERREZ
Its: Assistant Secretary

STATE OF CALIFORNIA
COUNTY OF ORANGE

Before me, the undersigned, of the State and County aforesaid, personally appeared Chris Gutierrez, of Option One Mortgage Corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Assistant Secretary of Option One Mortgage Corporation, attorney in fact for Wells Fargo Bank Minnesota, N.A., as Trustee, the within named bargainor, a corporation, and that he/she as such Assistant Secretary of Option One Mortgage Corporation, executed the same as the free act and deed of said Wells Fargo Bank Minnesota, N.A., as Trustee.

Witness my hand and official seal this 22nd day of September, 2003.

_____
Notary Public

My Commission Expires:

CH BALLON
Commission # 1420542
Notary Public - California
Orange County
My Comm. Expires May 27, 2007

****

NAME NEW OWNER(S)

Leland Watts
2819 Gallatin Road
Nashville, TN 37216

SEND TAX BILLS TO:

New Owner

****

STATE OF ~~TENNESSEE~~ California COUNTY ~~DAVIDSON~~ Orange ss:

The actual consideration or value, whichever is greater, for this transfer is $34,300.00.

OPTION ONE MORTGAGE CORPORATION
AS ATTORNEY-IN-FACT

Affiant CHRIS GUTIERREZ
Assistant Secretary

Subscribed and sworn to before me this 22nd day of September, 2003.

Notary Public

My Commission Expires:

CH BALLON
Commission # 1420542
Notary Public - California
Orange County
My Comm. Expires May 27, 2007