FILE BOX 45

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 $29,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2003.

Notary Public
My Commission Expires: 11/26/05

Davidson County DEEDWARR
Recvd: 11/03/03 11:30 2pgs
Fees:13.00 Taxes:110.63
20031103-0160773

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

FROM:
UNION PLANTERS BANK,
NATIONAL ASSOCIATION

TO: LELAND D. WATTS

NEW OWNER:
LELAND D. WATTS
2819 Gallatin Road
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NO.:
MAP # 81-10
PARCEL #33

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, UNION PLANTERS BANK, NATIONAL ASSOCIATION, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto LELAND D. WATTS, a married person, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

BEING Lot No. 1 on the Plan of Section One, Normal Heights, of record in Plat Book 2331, page 21, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Union Planters Bank National Association, by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee of record in Instrument 20030724-0103599, Register's Office for Cheatham County, Tennessee.

The street address of the Real Property is 2610 Delk Avenue; Nashville, TN 37208,
____ 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.

AND THE GRANTOR DOES 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 warranty 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 respresentation 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. 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 October, 2003.

GRANTOR – UNION PLANTERS BANK, NATIONAL ASSOCIATION

By: Gary H. Seyfarth, Jr.

Title: Vice President

UNION PLANTERS BANK, NATIONAL ASSOCIATION CORPORATE SEAL 1869

STATE OF MISSISSIPPI
COUNTY OF FORREST

Personally appeared before me, the undersigned authority in and for the said County and State, on this 30th day of October, 2003, within my jurisdiction, the within named Gary H. Seyfarth, Jr., who acknowledges that he is the Vice President of Union Planters Bank, National Association, and that for and on behalf of Union Planters Bank, National Association, and as its act and deed in its said representative capacity he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Witness my hand and official seal at Hattiesburg, Mississippi, this 30th day of October, 2003.

My Commission Expires: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES MAY 20, 2007

NOTARY PUBLIC