Box 29

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

Map 175, Parcel 70

Davidson County DEEDWARR
Recvd: 11/03/03 16:06 3pgs
Fees:18.00 Taxes:130.80
20031103-0161149

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, **NationsCredit Financial Services Corporation,** does hereby bargain, sell, transfer and convey unto **Leland D. Watts**, his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being the north part of the west part of Lot No. 1 on the Plan of the property of Wesley Hyde, deceased, a plan of which is of record in Minute Book 66, page 15, Chancery Court at Nashville.

Said part of lot fronts 48 feet on the east side of 24th Avenue, North and runs back between parallel lines, 165 feet to a dead line.

BEING the same property conveyed to NationsCredit Financial Services Corporation by Substitute Trustee's Deed from Payl N. Royal, Substitute Trustee, dated December 14, 2001, and recorded at Instrument No. 20020122-0008150, said Register's Office, and by Amended Decree for Redemption filed at Instrument No. _____, said Register's Office.

Property address: 2012 24th Avenue, North, 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 D. 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 October, 2003.

NATIONSCREDIT FINANCIAL SERVICES CORPORATION

By: Fairbanks Capital Corp., Attorney in Fact

By: Celeste Freeman-Robinson
CELESTE FREEMAN-ROBINSON
Its: DOCUMENT CONTROL OFFICER

STATE OF ~~UTAH~~ PA
COUNTY OF MONTGOMERY

Before me, the undersigned, of the State and County aforesaid, personally appeared Celeste FREEMAN ROBINSON, of Fairbanks Capital Corp., 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 PCO of Fairbanks Capital Corp., attorney in fact for NationsCredit Financial Services Corporation, the within named bargainor, a corporation, and that he/she as such _____ of Fairbanks Capital Corp., executed the same as the free act and deed of said NationsCredit Financial Services Corporation.

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

Notary Public

My Commission Expires:

NOTARIAL SEAL
Fung C. Law, Notary Public
Hatboro Boro., Montgomery County
My commission expires May 10, 2007

****

NAME NEW OWNER(S)
Leland Watts
2819 Gallatin Road
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner

****

STATE OF ~~TENNESSEE~~ PENNSYLVANIA ~~DAVIDSON~~ MONTGOMERY COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $35,350.00.

Affiant CELESTE FREEMAN-ROBINSON
DOCUMENT CONTROL OFFICER

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

Notary Public

My Commission Expires:

NOTARIAL SEAL
Fung C. Law, Notary Public
Hatboro Boro., Montgomery County
My commission expires May 10, 2007