Davidson County DEEDWARR
Recvd: 03/04/04 12:58 2pgs
Fees:13.00 Taxes:340.40

20040304-0024644

This Instrument Prepared By:
David W. McMackin
215 Ward Circle, Suite 104
Brentwood, TN 37027

George L. Crowder, Jr.
Foreclosure

Name and Address of Owners:	Person Responsible for Payment of Taxes:	Map & Parcel No.
Leland D. Watts 2819 GALLATIN ROAD NASHVILLE, TN 37216	Same	92-13-455

SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Bankers Mortgage Company, now First State Mortgage, a Division of First State Bank (herein called "Grantor"), has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto

LELAND D. WATTS

(herein called "Grantee"), the real property situated in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, BEING Lot No. 1 on the Plan of Re-subdivision of the easterly part of Block 31, Charlotte Park, Second Edition, of record in Book 3842, Page 1, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

This conveyance is subject to any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid county.

Being the same property conveyed to Bankers Mortgage Company, now First State Mortgage, a Division of First State Bank, by Trustee's Deed from David W. McMackin, Trustee, dated January 24, 2003, of record as Instrument No. 20030127-0010435, Register's Office, Davidson County, Tennessee.

This is improved property located at 3907 Nevada Avenue, Nashville, Tennessee. 37209.

The above legal description is identical to the legal description in the previous deed of record.

To have and to hold the Subject Property together with all and singular the rights and appurtenances thereto belonging, unto Grantee, his heirs and assigns forever. The Grantor covenants that it is seized and possessed of the above-described property, and has the right to convey it, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Subject Property unto the Grantee, his heirs and assigns, against every person whosoever lawfully claims the Subject Property or any part thereof by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed by its duly authorized officer this 26th day of January, 2004.

FIRST STATE BANK

By: Loretta Jeremovich

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ MADISON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Loretta Jeremovich, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be Pres., Mortgage Division of First State Bank, the within named bargainor, a corporation, and that he, as such officer, being authorized so to do, executed the foregoing instrument on behalf of the corporation for the purposes therein contained by signing the name of the corporation, by himself as President of Mortgage Division

In witness whereof, I have hereunto set my hand and seal this 26th day of January, 2004.

Linda Sparks

Notary Public
My Commission Expires_____

LINDA SPARKS NOTARY PUBLIC AT LARGE MADISON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $92,000.00.

Affiant

Sworn to and subscribed before me this
28th day of January, 2004.

D. W. McMackin

Notary Public
My Commission Expires_____

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
SEPTEMBER 30, 2006