Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2003-2380
1-81880

Davidson County DEEDWARR
Recvd: 03/26/04 10:00 3pgs
Fees:18.00 Taxes:105.45

20040326-0034133

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 17 day of March 2004, by Federal Home Loan Mortgage Corporation, organized and existing under the laws of the United States of American, Grantor, by its duly authorized attorney in fact, Burrow Closing Management Corporation.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Leland Watts, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section One, Normal Heights, as of record in Book 2331, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Said Lot No. 19 fronts 50 feet on the South side of Delk Avenue, and runs back 166.2 feet on the West line, and 168.1 feet on the East line, to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute-Trustee, filed for record August 28, 2003 as instrument number 20030828-0125270, Register's Office for Davidson County, Tennessee.

Commonly known as: 2603 Delk Avenue, Nashville, TN 37208.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Federal Home Loan Mortgage Corporation,by its attorney-in-fact, Burrow Closing Management Corporation

BY:_____
JULIO GONZALEZ, CLOSING COORDINATOR

Acknowledgment

State of CALIFORNIA
)ss.
County of ORANGE

On this day before me, a Notary Public, personally appeared JULIO GONZALEZ to me personally well-know, who acknowledged that he/she is the CLOSING COORDINATOR of Burrow Closing Management Corporation, a corporation, as attorney-in-fact for Federal Home Loan Mortgage Corporation, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.

Witness my hand and seal this 17 day of March 2004.

_____
Notary Public

My commission expires:
JUNE 10, 2005
(Seal)

CECILIA RAMIREZ
Commission # 1308619
Notary Public - California
Orange County
My Comm. Expires Jun 10, 2005

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $28,500, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17 day of March 2004.

Notary Public

CHERI D. WELDY
NOTARY PUBLIC AT LARGE
EXPIRES 5/30/07
DAVIDSON COUNTY, TENN.

My commission expires:
~~JUNE 10, 2005~~ cw 5/30/07

(Seal)

Property owner and party responsible for payment of taxes:
Leland Watts
2819 Gallatin Rd.
Nashville, TN 37216

Map No. 081-10-0-070.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211