THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51Century City Boulevard, Suite 308
Nashville, TN 37214

Address New Owner(s)
Leland D. Watts
2819 Gallatin Road
Nashville, TN 37216
Send Tax Bills To:
Owner

Davidson County DEEDWARR
Recvd: 03/31/04 10:15 2pgs
Fees:13.00 Taxes:68.45
20040331-0035952

Map & Parcel Nos.:
92-06-540.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$18,500.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **The Provident Bank** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Leland D. Watts, married, (herein referred to as "Grantee"), his heirs and assigns, forever, the following described tract or parcel of land located in DAVIDSON County, Tennessee, to wit:

Being the southerly 34.6 feet of Lot No. 25 and the Northerly 12 feet of Lot No. 24 on the plan of Roth's Subdivision of Lot No. 22 Boyd's McNairy's Addition of Nashville as of record in Book 57, page 147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Provident Bank d/b/a PCFS Financial Services by Substitute Trustee's Deed from Paul N. Royal , Substitute Trustee, of record in Instrument No. 200403080026296, dated 1-22-04, and recorded 3-8-04, Register's Office for DAVIDSON County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2004 which have been prorated and assumed by the Grantee(s); any and all easements, right-of-ways, setback lines, zoning regulations, etc., of record in Register's Office for DAVIDSON County, Tennessee.

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

The property is also known as 706 Lena Street, Nashville, TN 37208.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said property, that she has a good and lawful right to sell and convey the same, and that she is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2004** real estate taxes, which are to be prorated.

But this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantors herein and does not extend to any previous time thereto. Wherever used, the singular number shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

GRANTOR FURTHER COVENANTS with the said Grantee and binds herself, her heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 22nd day of March, **2004.**

GRANTOR:

The Provident Bank

By M.B. McCoy, Vice-President

By Deborah Martin, Authorized Agent

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer is **$18,500.00**.

AFFIANT

Subscribed and sworn to before me, this 25th day of March, **2004.**

NOTARY PUBLIC

My Commission Expires:
9-30-07

TISHA C. BALDWIN ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

STATE OF Ohio)

COUNTY OF Hamilton)

Personally appeared before me, a Notary Public in and for said state and county, M.B> McCoy and Deborah Martin, Authorized Agent with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Vice-President and Authorized Agent of **The Provident Bank**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker, as its Vice President and Authorized Agent .

WITNESS my hand and seal at office this **22nd** day of March, **2004**.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC ★ STATE OF OHIO

KAY E. PIERCE
Notary Public, State of Ohio
My Commission Expires
December 16, 2008