Box 29

THIS INSTRUMENT PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 09/01/04 15:50 3pgs
Fees:18.00 Taxes:188.70
20040901-0106089

Map 80-8, Parcel 41

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, Union Planters Bank, N.A. 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:

BEING Lot Number 317 on the Plan of Section 1, Bordeaux Gardens, as of record in Book 3300, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Union Planters Bank, N.A. by Substitute Trustee's Deed dated January 7, 2004, and recorded at Instrument No. 20040122-0008763, said Register's Office.

Property is unimproved and known as: 3219 Crowe Drive, Nashville, TN 37218-3103

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantee, 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 said Grantor has executed this deed this 27th day of August, 2004.

UNION PLANTERS BANK, N.A.

By: _____
Its: Vice President

UNION PLANTERS BANK, NATIONAL ASSOCIATION CORPORATE SEAL 1869

STATE OF MISSISSIPPI :
COUNTY OF FORREST:

Before me, the undersigned, of the State and County aforesaid, personally appeared Brenda Goff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the Vice President of UNION PLANTERS BANK, N.A., the within named bargainor, an association, and that she as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the association by herself as Vice President.

Witness my hand and official seal at Hattiesburg, MS, this 27th day of August, 2004.

_____

My Commission Expires:

MY COMMISSION EXPIRES MAY 20, 2007

MICHAEL W. PETERS, JR., FORREST COUNTY, MS NOTARY PUBLIC

****

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

SEND TAX BILLS TO:
New Owner

****

STATE OF TENNESSEE **DAVIDSON COUNTY ss:**

The actual consideration or value, whichever is greater, for this transfer is $51,000.00

Affiant

Subscribed and sworn to before me this 27th **day of August, 2004.**

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006