Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-989
A032508

Davidson County DEEDWARR
Recvd: 11/02/04 10:21 3pgs
Fees:18.00 Taxes:107.30
20041102-0131456

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 29th day of October, 2004, by Federal National Mortgage Association, A/K/A Fannie Mae.

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

Being Lot No. 9 in J.B. Baynie's Cumberland Heights plan as in Book 57, Page 170, Register's office for Davidson County, Tennessee. Said Lot No 9 fronts 50 feet on Brick Church Pike and runs back between parallel lines 125 feet to an alley.
Being the same property conveyed to Federal National Mortgage Association A/K/A Fannie Mae by Trustee's Deed from Arnold M. Weiss as Trustee filed for record April 22nd 2003 as instrument number 20030422-0052643, Register's Office Davidson County, Tennessee.

Commonly known as:1300 Brick Church Pike, Nashville, TN 37207

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 National Mortgage Association, A/K/A Fannie Mae

BY: _____
Donna Ghassemi
Vice President

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

Acknowledgment

State of Texas

)ss.
County of Dallas

On this day before me, a Notary Public, personally appeared Donna Ghassemi, to me personally well-known, who acknowledged that he/she is the Vice President, of Federal National Mortgage Association A/K/A Fannie Mae, 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 by himself/herself as such officer.

Witness my hand and seal this 29th day of October, 2004.

Notary Public

My commission expires:

(Seal)



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, $ 29,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

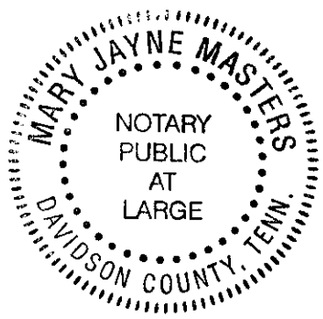
Stacey Palmer
Affiant

Subscribed and sworn to before me this 29th day of October, 2004.

Mary Jayne Masters
Notary Public

My commission expires:

_____
(Seal)



My Commission Expires SEPT. 22, 2007

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

Parcel # 071-10-0088

Return to:

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