FILE BOX 45

THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $53,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2004.

Notary Public
My Commission Expires: 1/29/05

Davidson County DEEDWARR
Recvd: 01/03/05 10:11 2 pgs
Fees:13.00 Taxes:197.03
20050103-0000280

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON

FROM:	TO:
Oakwood Acceptance Corporation, LLC	Leland D. Watts

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Leland D. Watts ~~3861 Hutson Avenue~~ 2819 Gallatin Road Nashville, TN 37216	New Owner	MAP #061-10-0 PARCEL #034.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Oakwood Acceptance Corporation, LLC, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Leland D. Watts, a married person, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

BEING property in the City of Nashville, County of Davidson, identified on tax map 61-10, parcel 34.00.

Tract No. 1: Land being Lot No. 184 on the Map of Maplewood Heights, Second Subdivision, as of record in Book 547, pages 103-104, Register's Office for said County. This property includes a 1999 Oakwood 000HON05530973AB.

Said Lot No. 184 fronts 100 feet on the Easterly side of Hutson Avenue and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Oakwood Acceptance Corporation, LLC by Trustee's Deed from Nelwyn Inman, Substitute Trustee, of record in Instrument 200402260022085, said Register's Office.

This conveyance is subject to all matter appearing on the Plan of record in Book 547, pages 103-104, said Register's Office.
Power of Attorney of record in Inst. 20050103-0000279, said Register's Office.
The real property included in this "Special Warranty Deed" includes as an improvement to the land set forth above a mobile home permanently affixed to such land (1999 Oakwood 000HONC05530973AB).

The street address of the Real Property is 3861 Hutson Avenue; Nashville, TN 37216,
____ Unimproved/ __X___ Improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 22nd day of December, 2004.

GRANTOR -

OAKWOOD ACCEPTANCE CORPORATION, LLC
BY: Vanderbilt Mortgage & Finance, Inc, Attorney-in-Fact

By

Asst. Secretary
Title

STATE OF N.C.
COUNTY OF Guilford

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ronnie HICKS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her/their oath(s) acknowledged himself/herself/themselves to be the ASSt. Secretary of Vanderbit Mortgage & Finance, Inc. the within named bargainer(s) and corporation, and that he/she/they as such Asst Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ronnie Hicks as such Asst Secretary on behalf of Oakwood Acceptance Corporation, LLC, as its Attorney-in Fact, as the free act and deed of the within named Oakwood Acceptance Corporation, LLC.

Witness my hand and official seal at Guilford County, NC this 22 day of December, 2004

My Commission Expires: 4-18-07

NOTARY PUBLIC

