FILE BOX 45

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Marie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 2005

Notary Public

MY COMMISSION EXPIRES: 3/9/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC 7100 Executive Center Drive Brentwood, TN 37027

F-2609

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland D. Watts	New Owner	091-12-0-232.00
(NAME)	(NAME)	
2819 Gallatin Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/14/05 11:50 2 pgs
Fees:13.00 Taxes:236.80

20050114-0005363

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Bank One, National Association, As Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Leland D. Watts, a Married Person,
AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 7 on the unrecorded plan of Harwell Property in West Nashville, described as follows:

Beginning in the East margin of Bass Street at a point 300 feet North of Corey Street and running thence in a northerly direction along the East margin of Bass Street 50.0 feet to a point and fronting thus 50.0 feet on the East side of Bass Street and running back eastwardly between parallel lines (which are also parallel with Corey Street) 200.0 feet to an alley.

Being the same property conveyed to Mortgage Electronic Registration System, Inc. by Substitute Trustee's Deed dated November 4, 2004, of record in Instrument No. 20041116-0137167, Register's Office for Davidson County, Tennessee. Said property further conveyed to Bank One, National Association, As Trustee by deed of record at Instrument No. 20050114-0005362, said Register's Office, being recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 612 41st Avenue North, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Leland D. Watts, a Married Person and his/her/their assigns, forever.

Said Bank One, National Association, As Trustee, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Bank One, National Association, As Trustee, has executed this deed this 22nd day of December 2004

Bank One, National Association, As Trustee BY
Residential Funding Corporation, Attorney in Fact

BY: Terri Acierno

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Teri Acord, Asst VP, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Asst VP of Residential Funding Corporation, the Attorney in Fact of said Bank One, National Association, As Trustee, the within named bargainor, and that he/she as such Asst VP, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20000316-00270620 of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 22nd day of December 2004

Notary Public

My Commission Expires: _____

MICHELLE MOREY
Commission # 1532954
Notary Public - California
San Diego County
My Comm. Expires Dec 9, 2006

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027