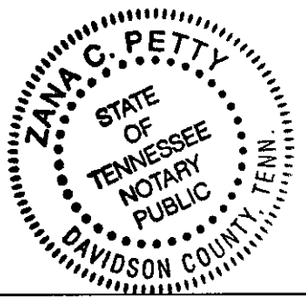
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 2005

Notary Public

MY COMMISSION EXPIRES: 1-27-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland D. Watts	New Owner	081.10-290.00
(NAME)	(NAME)	
2819 Gallatin Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Equity One, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leland D. Watts, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 319 on the Plan of J. M., T.J. and G.W. Harding's Addition as of record in Book 21, page 80, Register's Office for Davidson County, Tennessee. Said Lot No. 319 fronts 50 feet on the westerly side of 22nd Avenue, North, formerly Alamo Street and runs back between parallel lines 157 feet more or less to an alley.

Being the same property conveyed to Equity One, Inc., by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, dated January 4, 2005, and recorded January 11, 2005, in Instrument No. 200501110003831, said Register's Office.

unimproved

This is improved ✓ property, known as 1747 22nd Avenue N, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 9 day of May, 2005.

Equity One, Inc.

By: Melissa Dick Melissa Dick
Name: Asst. Vice President
Title:

Davidson County DEEDWARR
Recvd: 05/23/05 11:37 2 pgs
Fees:13.00 Taxes:205.17

20050523-0057738

STATE OF NEW JERSEY)

COUNTY OF BURLINGTON COUNTY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Melissa Dick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be A.V.P. Equity One, Inc., the within named bargainor, a corporation, and that he/she as such Officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as A.V.P.

WITNESS my hand and seal, at office, this 9 day of May, 2005.

NOTARY PUBLIC

My Commission Expires: KRISTIN NICOLE HOFFMAN
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 10/22/2009

KRISTIN NICOLE HOFFMAN NOTARY PUBLIC NEW JERSEY