(2)

Mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/25/05 10:35 3 pgs
Fees:18.00 Taxes:219.41
20050525-0058927

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-25-06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — WILLIAMSON COUNTY, TENNESSEE — My Commission Exp. Jan. 25, 2006

THIS INSTRUMENT WAS PREPARED BY

Michael Troy Haley, Attorney	1100 Kermit Dr Ste 204	Nashville, TN 37217
NAME		ADDRESS

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice A. Watson (NAME)	Janice A. Watson (NAME)	**Map 119-10-0**
2729 Druid Drive (STREET ADDRESS/ROUTE NUMBER)	6381 Lamkins Bridge Rd. (STREET ADDRESS)	**Parcel 065.00**
Nashville, TN 37210 (CITY/STATE/ZIP)	College Grove, TN 37046 (CITY/STATE/ZIP)	(per county assessor)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Southeast Financial Federal Credit Union, a Tennessee corporation

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janice A. Watson**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Exhibit "A" Legal Description

Subject to the following: to easements, restrictions, setback lines of record; zoning regulations for the appropriate governmental authority, rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey.

NOTE: This instrument was prepared from information provided by the parties herein. Legal description is taken from prior deed of record. No opinion of title is given by preparer.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, BUT NOT 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.

Witness my hand this 20th day of May, 2005.

Southeast Financial Federal Credit Union, A Tennessee Corporation
By: Chad Boone, Vice President-Business and Mortgage Lending

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Chad Boone, Vice President-Business and Mortgage Lending of Southeast Financial Federal Credit Union, a Tennessee corporation,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the Vice President-Business and Mortgage Lending, of Southeast Financial Federal Credit Union, and that he as such Vice President-Business and Mortgage Lending, executed the within instrument on behalf of the corporation for the purposes therein contained, by signing the name of the corporation by himself as Vice President-Business and Mortgage Lending, having full authority to so act.

Witness my hand and official seal at Franklin, TN, this 20th day of May, 2005.

Notary Public

Commission Expires: 1-25-06

NOTARY PUBLIC AT LARGE
My Commission Exp. Jan. 25, 2006
WILLIAMSON CO., TENNESSEE

Exhibit "A" Legal Description:

LAND in Davidson County, Tennessee, being Lot No. 62 on the Plan of Hidden Acres, as of record in Book 1130, page 89, Register's Office for said County, as follows:

BEGINNING at the point in the westerly margin of Druid Drive, at the corner of Lots Nos. 61 and 62; thence with the line between said lots, westerly 150 feet to a point; thence South 1 degree 55 minutes West 75 feet to the north margin of an unnamed 50 foot roadway; thence with the margin of same, easterly 130 feet to a point at the beginning of a curve; thence around said curve, in a northeasterly direction 31.4 feet to the west margin of Druid Drive; thence with the margin at the same, northerly 55 feet to the point of beginning.

Being the same property conveyed to Mary C. Dahlhauser, unmarried, by Warranty Deed from Thomas H. Sexton and wife, Maria M. Sexton, dated August 25, 2000, recorded August 21, 2000, of record in Instrument No. 200208210101259, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Southeast Financial Federal Credit Union, a Tennessee corporation, by Quitclaim Deed from Mary C. Dahlhauser, of record in Instrument No. 20050525-0058926, said Register's Office.