Return to: Metropolitan Escrow, Inc. , 217 Pineway Drive; Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 03/15/06 13:14 3 pgs
Fees:18.00 Taxes:162.80

20060315-0029881

Special Warranty Deed

Address of New Owners:	Mortgagee/Send Tax Bills to:	Map & Parcel
LELAND D. WATTS 2819 Gallatin Road Nashville, TN 37216	NEW OWNER	92-07;195.00

**********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, WE

DEUTSCHE BANK TRUST COMPANY AMERICAS FORMERLY KNOWN AS BANKER'S TRUST COMPANY, AS TRUSTEE AND CUSTODIAN BY: SAXON MORTGAGE SERVICES, INC. F/K/A MERITECH MORTGAGE SERVICES, INC., F/K/A MERITECH MORTGAGE SERVICES, INC. AS ATTORNEY IN FACT.

HERINAFTER 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 OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY DEED DATED OCTOBER 27, 2005 AND RECORDED IN BOOK 20051114, PAGE 0137190 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNEESEE.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as 2302 BATAVIA STREET, NASHVILLE, TN 37208.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and said Grantor does hereby specially warrant the title to said land and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor. 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.

FILE BOX 45

WITNESS OUR HANDS THIS 2nd DAY OF January, 2006.

DEUTSCHE BANK TRUST COMPANY AMERICAS FORMERLY KNOWN AS BANKER'S TRUST COMPANY, AS TRUSTEE AND CUSTODIAN BY: SAXON MORTGAGE SERVICES, INC. F/K/A MERITECH MORTGAGE SERVICES, INC., AS ATTORNEY IN FACT.

BY: _____

CORPORATE SEAL

STATE OF Colorado
COUNTY OF Jefferson

PERSONALY APPEARED BEFORE ME, the undersigned; IN HIS/HER CAPACITY AS Aviva J. Bush, Vice President OF SAXON MORTGAGE SERVICES, INC. F/K/A MERITECH MORTGAGE SERVICES, INC. AS ATTORNEY IN FACT FOR DEUTSCHE BANK TRUST COMPANY AMERICAS FORMERLY KNOWN AS BANKER'S TRUST COMPANY, AS TRUSTEE AND CUSTODIAN WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT HE/SHE IS THE Vice President OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 2 DAY OF January 2006.

NANCY COLLINS
Notary Public
State of Colorado

Notary Public

MY COMMISSION EXPIRES: May 3, 2009
(Affix Notary Seal)

STATE OF Colorado
COUNTY OF Jefferson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$45,000.00~~/ 44,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ON 1/2/06.

Notary Public

MY COMMISSION EXPIRES: May 3, 2009

Deed Prepared By:
Morris | Hardwick | Schneider
2401 Lake Park Drive, Suite 150
Smyrna, GA 30080

NANCY COLLINS
Notary Public
State of Colorado

Exhibit "A" - Legal Description

Land in Davidson County, Tennessee, being Lots Number 34, 35, and 36 on the Plan of Dr. J.B. Davis Subdivision, as of record in Book 57, Page 96 and Book 161, Page 123, Register's Office for said County. Said Lots Numbers 34, 35, and 36 adjoin and front together 75 feet on the northerly side of Batavia Street and runs back between parallel lines 158 feet to an alley.

BEING the same property conveyed to Deutsche Bank Trust Company by Trustee's Deed from Priority Trustee Services of TN, LLC as Substitute Trustee, of record in Instrument 20051114-0137190, dated October 27, 2005, Register's Office for said County.