SPECIAL WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant / ~~Chan Many-Goldfarb~~

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF 2006

Notary Public / ~~Leslie Johnson~~

MY COMMISSION EXPIRES: 1.27.07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kaufman Title of Tennessee 3931 Gallatin Pike, Suite B Nashville, TN 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland D. Watts		092-07-0-221.00
(NAME)	(NAME)	
751 22nd Court North	751 22nd Court North	
(ADDRESS)	(ADDRESS)	
Nashville TN 37208	Nashville TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Countrywide Home Loans, Inc., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Leland D. Watts,

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:

Land in Davidson County, Tennessee, Being Lot No. 4 on the Map of T. J. Harding Subdivision of Lot No. 6 of the Elizabeth Harding Lyle Tract, as of record in Book 161, Page 11, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Bank of New York by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee, dated 02/09/2006, recorded 02/21/2006, of record in Instrument No. 20060221-0020224, in the Register's Office for Davidson County, Tennessee. Said property conveyed to Countrywide Home Loans, Inc by Quitclaim Deed from Bank of New York dated April 20, 2006 and recorded on June 7, 2006 in Instrument No. 20060607-0067372, said Register's Office.

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.

Davidson County DEEDWARR
Recvd: 06/22/06 11:12 2 pgs
Fees:13.00 Taxes:148.00
20060622-0074602

unimproved ☐
This is improved ☒ property, known as 751 22nd Court North Nashville 37208
(House Number, (Street) (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, and his/her/their assigns, forever.

Said Countrywide Home Loans, Inc.., 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 Countrywide Home Loans, Inc.., has executed this deed this June 14th, 2006

Countrywide Home Loans, Inc.

By Chan Many-Goldfarb
Asst. Secretary

Jim Stanfield as witness

COUNTRYWIDE HOME LOANS, INC. * CORPORATE SEAL * NEW YORK MAR. 17, 1969

FILE BOX 40

STATE OF Texas

COUNTY OF Collin

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Chan Many-Goldfarb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the Asst. Secretary respectively of the Countrywide Home Loans, Inc., the within named bargainor, a corporation, and that he/she as such Asst. Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this June 19, 2006

Commission expires:

Leslie Johnson
Notary Public

LESLIE JOHNSON
My Commission Expires
March 2, 2010

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT0944