SPECIAL WARRANTY DEED

JAMIE CRUTCHFIELD 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 $350000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September, 2006

Notary Public

MY COMMISSION EXPIRES: 3/3/07

(AFFIX SEAL)

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

RT0712

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland D Watts	New Owner	Map 081-15-0
(NAME)	(NAME)	
2819 Gallatin Road		Parcel 461.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
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, Household Financial Center 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 the westerly 24 feet two inches of Lot No. 24 and the easterly 16 feet 10 inches of Lot No. 23 on the map of George Shield's First Subdivision as of record in Book 57, Page 62, Register's Office for Davidson County, Tennessee, and known as Lot No. 18 on the unrecorded Map of Southern Securities Company's Subdivision and described according to a survey made February12, 1931 by John Wilkes, a civil engineer, as follows:

Beginning at a point in the northerly margin of Scovel Street, the common corners of Lots 17 and 18, said point being 41 feet east of the west line of said George Shield's First Subdivision, thence northerly 140 to the southerly margin of a 100 foot alley, being 40 feet east of the west line of said Shield's Subdivision; thence easterly 40 feet to a point, the common corners of Lots Nos. 18 and 19; thence southerly along the line between said lots 140 feet to the northerly margin of Scovel Street; thence with the margin of same westerly 41 feet to the beginning.

BEING the same property conveyed to Household Financial Center, Inc., by Substitute Trustee's Deed from William Timothy Hill, Substitute Trustee, dated January 23, 2006, recorded February 15, 2006, of record in Instrument No. 20060215-0018590, in the Register's Office for Davidson County, Tennessee.

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 2106 Scovel St 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 Household Financial Center 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.

FILE BOX 45

Davidson County DEEDWARR
Recvd: 09/14/06 10:38 2 pgs
Fees:13.00 Taxes:196.10

20060914-0113986

IN WITNESS WHEREOF, the said Household Financial Center Inc.., has executed this deed this August 31, 2006

Household Financial Center Inc.

By

Maria I. Ortega
Asst. Vice President

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Maria I Ortega, 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 A.V.P respectively of the Household Financial Center, Inc.,, the within named bargainor, a corporation, and that he/she as such A.V.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this August 31, 2006

Commission expires:

Notary Public

PASCUAL L. CASTILLO
Commission # 1581402
Notary Public - California
Los Angeles County
My Comm. Expires May 22, 2009

RETURN TO:

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

RT0712