THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $46,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January, 2007

Notary Public
My Commission Expires: 3/31/10

Davidson County DEEDWARR
Recvd: 01/04/07 10:01 2 pgs
Fees:13.00 Taxes:170.20
20070104-0001562

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

FROM:
SPRING VALLEY LOTS, LLC

TO:
LELAND D. WATTS

ADDRESS OF NEW OWNER:
Leland D. Watts
2819 Gallatin Road
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NO.:
MAP # 50-7
PARCEL #7

SPECIAL WARRANTY DEED

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, SPRING VALLEY LOTS, LLC, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto LELAND D. WATTS, MARRIED, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

BEING Lot No. 101-A on the Plan of Zone Lot Division, Lots 101 thru 103, Village By The Creek, Section Four, of record in Plat Book 6900, Page 290, amending Plat Book 6250, Page 89, 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 Spring Valley Lots, LLC, by Substitute Trustee's Deed from Denise Griffin, as Substitute Trustee, of record in Instrument 20060911-0111807, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6364, Page 91; Book 7251, Page 248; Book 9288, Page 559, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 290, amending Plat Book 6250, Page 89, said Register's Office; (3) Deed of Conveyance for Sanitary Sewer of record in Book 8040, Page 665, said Register's Office.

The street address of the Real Property is 3706 Village Trail - Nashville, TN 37207, __ Unimproved/_X_ Improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or 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.

FILE BOX 45

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 2nd **day of** January, 2007.

GRANTOR - SPRING VALLEY LOTS, LLC
BY: SILVERGATE BANK, SOLE MEMBER

BY: Kenneth J. Austad, Vice President

GRACE CASTILLO
Commission # 1468425
Notary Public - California
Los Angeles County
My Comm. Expires Feb 6, 2008

STATE OF California
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kenneth J. Austad with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Vice President of Silvergate Bank, as Sole Member for Spring Valley Lots, LLC, the within named bargainer and that he as such Vice President for Silvergate Bank, as Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Orange County, TN this 2 day of January, 2007.

My Commission Expires: 2-8-08

Notary Public