Davidson County DEEDWARR
Recvd: 07/02/07 10:07 4 pgs
Fees:23.00 Taxes:248.83

20070702-0078448

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: TNT-061202208T

SPECIAL WARRANTY DEED

		MAP/PARCEL NUMBERS: 92-6-420.00
ADDRESS NEW OWNER(S) AS FOLLOWS: Leland D. Watts	SEND TAX BILL TO: Leland D. Watts	
(Name) 2819 Gallatin Road	(Name) Same	
(Address) Nashville, TN 37208	(Address)	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Deutsche Bank Trust Company Americas f/k/a Banker's Trust Company, as Trustee and Custodian, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Leland D. Watts, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 810 28th Avenue North, Nashville, TN, 37208, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever 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 our hand as of the _____, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

FILE BOX 45

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

EXHIBIT "A"

BEING PART OF LOTS NOS. 4 AND 5 IN D.T. LAMPLEY'S SUBDIVISION OF LOT NO. 17 OF BOYD'S AND MCNAIRY'S ADDITION TO NASHVILLE, TENNESSEE, OF RECORD IN BOOK 57, PAGE 3, REGISTER'S OFFICE FOR SAID COUNTY. SAID LAND BEING 10 FEET OFF THE SOUTH SIDE OF LOT NO. 5 AND 20 FEET OFF THE NORTH SIDE OF LOT NO. 4 FRONTING TOGETHER 30 FEET ON THE EAST SIDE OF 28TH AVENUE AND EXTENDS BACK 88 FEET BETWEEN PARALLEL LINES TO A 10 FOOT ALLEY. BEING THE SAME PROPERTY CONVEYED TO DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A BANKER'S TRUST COMPANY, AS TRUSTEE AND CUSTODIAN BY SUBSTITUTE TRUSTEE'S DEED, WHOSE ADDRESS IS SAXON MORTGAGE SERVICES, INC., 4708 MERCANTILE DRIVE, FORTH WORTH, TX 76137-3605, RECORDED ON THE 3RD DAY OF JANUARY, 2007 IN INSTRUMENT NO. 20070103-0000844, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Deutsche Bank Trust Company Americas f/k/a Banker's Trust Company, as Trustee and Custodian, by: Saxon Mortgage Services, Inc., as its Attorney in Fact

By: _____

Aviva J. Bush, Vice President
Its: _____

State of Colorado
County of Jefferson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Aviva J. Bush, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged him/her self to be the Aviva J. Bush, Vice President (Title of person signing) of Deutsche Bank Trust Company Americas ** (Name of Company), a Corporation, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

**f/k/a Banker's Trust Company, as Trustee and Custodian, by: Saxon Mortgage Services, Inc., as its Attorney in Fact

Witness my hand and official seal, at office in _____, this 22 June 2007

ALICIA LEAMON
Notary Public
State of Colorado

_____
Notary Public
My Commission Expires: 6/30/09

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $67,250.00.

Melissa R. White
Affiant

Subscribed and sworn to before me this 6-28-07.

_____
Notary Public
My Commission Expires: 11-22-10

ZANA C. P.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TEN.