Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1007-132
4408111

Davidson County DEEDWARR
Recvd: 02/09/09 11:35 3 pgs
Fees:18.00 Taxes:120.25
20090209-0011045

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 27th day of January, 2009, by Homesales, Inc., by its duly authorized attorney in fact National Default REO Services, LLC, d/b/a/ First American Asset Closing Services ("FAACS"), Grantor.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Leland D. Watts, Grantee, the following land in Davidson County, Tennessee:

Being Lot No. 32 in the Subdivision of part of Lot No. 16 of the Nichol property, a plan of which is of record in plat book 2, page 49 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Homesales, Inc. in Trustee's Deed filed as instrument number 20080731-0078271.

Commonly known as: 2301 Seifried Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Homesales, Inc., by its duly authorized Attorney in Fact National Default REO Services, LLC, d/b/a/ First American Asset Closing Services ("FAACS").

POA instrument # ~~20040725-0088030~~ 20070725-0088030

BY: _____

ITS: Jenny Yang, VP Vice President

Acknowledgment

State of California
)ss.
County of Orange

On this day before me, a Notary Public, personally appeared Jenny Yang, **to me personally well-known, who acknowledged that he/she is the** Vice President **of** (FAACS)* _____, **a corporation, as attorney-in-fact for Homesales, Inc., a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 27 **day of** January, 2009.

_____
Notary Public

My commission expires:
June 4, 2009

_____
(Seal)

ANTHONY PHAN
COMM. #1584592
Notary Public - California
Orange County
My Comm. Expires Jun. 4, 2009

* National Default REO Services, LLC, d/b/a First American Asset Closing Services ("FAACS")

State of TENNESSEE
)ss.
County of WILLIAMSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $32,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 6th day of February, 2009.

Notary Public

My commission expires:

7/16/11

(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

Property owner and party responsible for payment of taxes:
Leland D. Watts
2819 Gallatin Road
Nashville, TN 37216
Map No. 081-06-0-420.00

Return to:
Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211