BILL GARRETT, Davidson County
Trans:T20090037529 DEEDWARR
Recvd: 06/05/09 10:29 4 pgs
Fees:23.00 Taxes:210.90
20090605-0052226

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-090500402A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Leland D. Watts	SEND TAX BILL TO: Leland D. Watts (New Owner)	MAP/PARCEL NUMBERS: 080 08 0 230.00
(Name) 2819 Gallatin Road	(Name)	
(Address) Nashville, TN. 37216	(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, First Horizon Home Loans, a Division of First Tennessee Bank, National Association, 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 married

X improved unimproved real estate located at 1502 Ogden Drive, Nashville, TN, 37218, 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.

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.

RE: 1502 Ogden Drive, Nashville, TN 37218

(Continuation of Special Warranty Deed)

Witness our hand as of the 26th day of May, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

First Horizon Home Loans, a Division of First Tennessee Bank, National Association by US Real Estate Services as Agent and Attorney in Fact

By: _____

Name: Rida Sharaf

Its: Authorized Signor

State of California
County of Orange

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Rida Sharaf who acknowledged to me that ~~she~~/he is Authorized Signor (Title of person signing) of US Real Estate Services (Name of Company), the attorney-in-fact for First Horizon Home Loans, a Division of First Tennessee Bank, National Association, and that in its capacity as attorney-in-fact for First Horizon Home Loans, a Division of First Tennessee Bank, National Association she/he executed, signed and delivered the above and foregoing instrument after having been authorized by First Horizon Home Loans, a Division of First Tennessee Bank, National Association and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 26 day of May, 2009.

DANA SUE CHILDS
Commission # 1711832
Notary Public - California
Orange County
My Comm. Expires Jan 17, 2011

Dana Sue Childs
Notary Public
My Commission Expires: Jan 17, 2011

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 57,000.00.

Affiant

Subscribed and sworn to before me this 4th day of June, 2009

Notary Public

My Commission Expires: 3/7/11

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RE: 1502 Ogden Drive, Nashville, TN 37216

EXHIBIT "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 84 on the Plan of Bordeaux Hills, Section Four, of record in Book 3600, Page 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 84 fronts 54.0 feet on the Southeasterly margin of Ogden Drive and extends back 168.05 feet on the Northeasterly line and 108.22 feet on the Southwesterly line to a rear line, which is a broken line, measuring a total of 114.55 feet thereon.

Being the same property conveyed to First Horizon Home Loans, a Division of First Tennessee Bank, National Association, by Substitute Trustee's Deed dated March 23, 2009, recorded April 3, 2009 as Instrument No. 20090403-0030182, in the Register's Office for said county.

RE: 1502 Ogden Drive, Nashville, TN 37218