BILL GARRETT, Davidson County
Trans: T20090044197 DEEDWARR
Recvd: 07/01/09 13:31 3 pgs
Fees: 18.00 Taxes: 210.90
20090701-0061390

Prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

Returned to:

LELAND D. WATTS
2819 Gallatin Pike
Nashville, TN 37216

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 19th day of June, 2009, by and between

FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION

Hereinafter referred to as Grantor, and

LELAND D. WATTS, A MARRIED MAN,

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of FIFTY SEVEN THOUSAND AND 00/100 ($57,000.00) DOLLAR cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby transfer and convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Book _____, at page _____, Instrument Number 20090227-0017145, of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantees, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate, that the Grantor has a good right to sell and convey the same; that the same is unencumbered except:

As set out above.

And that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons, claiming by, through or under the Grantor.

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, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Stephanie Salvatore

FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION

BY: Nicole Lehrer

STATE OF Pennsylvania }
COUNTY OF Washington }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Nicole Lehrer with whom I am personally acquainted and who, upon oath, acknowledged himself/herself to be the closing coordinator of the within bargainor, and that he/she as such closing coordinator being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such closing coordinator

Witness my hand and official seal this 19th day of June, 2009

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Rachel Demase, Notary Public
Ross Twp., Allegheny County
My Commission Expires May 25, 2011
Member, Pennsylvania Association of Notaries

Rachel Demase
Notary Public
Commission expires: 5/25/2011

VALUATION AFFIDAVIT

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 is $ 57,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Nicole Lehrer
Affiant

This instrument was prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

Subscribed and sworn to before me this 19th day of June, 2009.

Rachel Demase
Notary Public
Commission Expires 5/25/2011

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Rachel Demase, Notary Public
Ross Twp., Allegheny County
My Commission Expires May 25, 2011
Member, Pennsylvania Association of Notaries

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
LELAND D. WATTS	LELAND D. WATTS	3285 Hinkle Drive Nashville, TN 37218
~~3285 Hinkle Drive~~ 2819 Gallatin Pike Nashville, TN 37218	~~3285 Hinkle Drive~~ 2819 Gallatin Pk. Nashville, TN 37218	MAP PARCEL NO.: 080080185 00

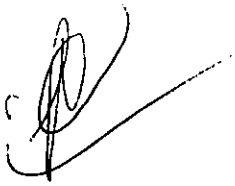
EXHIBIT A

LEGAL DESCRIPTION

ALL PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE. DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 158 ON THE PLAN OF SECTION III, BORDEAUX HILLS, OF RECORD IN BOOK 3600, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEGINNING AT A POINT IN THE EASTERLY MARGIN OF LAGRANGE DRIVE, AT THE CORNER OF LOTS NO. 157 AND 158; THENCE NORTHERLY WITH SAID DRIVE, AROUND A SLIGHT CURVE, 91.64 FEET TO A MONUMENT; THENCE NORTHEASTERLY AROUND A CURVE, 38.69 FEET TO A MONUMENT IN THE SOUTHERLY MARGIN OF HINKLE DRIVE; THENCE EASTERLY WITH SAID DRIVE, 61.54 FEET TO A MONUMENT; THENCE SOUTHERLY ALONG THE EAST LOT LINE, 91.45 FEET TO A CORNER LOT NO. 157 AND 158; THENCE WESTERLY ALONG THE LINE BETWEEN SAID TWO LOTS, 80.92 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LELAND D. WATTS FROM DEUTSCHE BANK TRUST COMPANIES AMERICAS, FKA BANKERS TRUST COMPANY, AS TRUSTEE AND CUSTODIAN, BY SAXON MORTGAGE SERVICES, INC. FKA MERITECH MORTGAGE SERVICES, INC., AS THEIR ATTORNEY-IN-FACT BY SPECIAL WARRANTY DEED DATED JULY 28, 2003 AND RECORDED AUGUST 21, 2003 IN INSTRUMENT #20030821-0121638, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.



PROPERTY COMMONLY KNOWN AS: 3285 HINKLE DRIVE, NASHVILLE, TN 37218

TAX PARVEL # 080 08 0185.00