THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

BILL GARRETT, Davidson County
Trans:T20100005979 DEEDWARRSP
Recvd: 02/01/10 10:15 2 pgs
Fees:13.00 Taxes:148.00
20100201-0007744

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 25th day of January 2010, by and between, The Bank of New York Mellon f/k/a The Bank of New York as Successor to JP Morgan Chase Bank, National Association, as trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2003-3, hereinafter called Grantor, and Leland D. Watts, married his/her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit: Being Lot No. 27 on the Plan of Gateway, Section 2, of record in Plat Book 330, page 81, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20091231-0118906, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

Power of Attorney in Instrument #20100201000774 3, Register's Office for said County.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 25 day of January, 2010.

The Bank of New York Mellon f/k/a The Bank of New York as Successor to JP Morgan Chase Bank, National Association, as trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2003-3.

LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

BY: /s/ Sandra Castille

TITLE: Sandra Castille
Assistant Vice President

STATE OF TX
COUNTY OF Harris

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared Sandra Castille, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized signatory of Litton Loan Servicing, LP, as attorney in fact and who acknowledged that he/she as authorized signatory, being authorized so to do, executed and delivered the foregoing instrument on behalf of The Bank of New York Mellon f/k/a The Bank of New York as Successor to JP Morgan Chase Bank, National Association, as trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2003-3, its successors and assigns, by Litton Loan Servicing, LP, its attorney-in-fact (hereinafter referred to as The Bank of New York Mellon) and as the free act and deed of the within named The Bank of New York Mellon.

Witness my hand and seal, this 25 day of January, 2010. JSM

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

Notary Public

My Commission Expires:

****

Property Address: 401 Janette Court, Goodlettsville, TN 37072
Parcel # 034 130 202.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Leland D. Watts
2819 Gallatin Road
Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ DAVIDSON
The actual consideration or true value, whichever is greater, for this transfer is $ 40,000.00

Marie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January, 2010.

Sharon Kelley
Notary Public
My Commission Expires: 1/7/13

SHARON KELLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

2075-083564-LC