F.C. Box 44

FROM: H. FREDERICK HUMBRACHT, JR.
SUBSTITUTE TRUSTEE

BOOK 5874 PAGE 100

TO: WEBB M. WATTERS

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Webb M. Watters		85; 41
8115 Wikle Road	same	86; 186
Brentwood, TN 37027		86; 51

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $200,001.00.

Webb M Watters
Affiant

Subscribed and sworn to before me, this the 16 day of April, 1982.

Betty R. Powers
Notary Public

My Comm. Expires: 4-22-84

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Installment Deed dated May 10, 1973, of record in Book 4706, page 815, Register's Office for Davidson County, Tennessee, Donelson Development Company, Inc. conveyed to C. E. Hooper, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", which deed further conveyed the property to John G. Doak, Trustee, to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in said Installment Deed, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Installment Deed, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 5864, page 230, Register's Office for Davidson County, Tennessee, appointed H. Frederick Humbracht, Jr., Successor Trustee, in the place and stead of John G. Doak, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed H. Frederick Humbracht, Jr., Successor Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, H. Frederick Humbracht, Jr., Successor Trustee, did advertise the Property for sale as provided in the Installment Deed and Note, and the Property was advertised to be sold at 12:00 Noon, on April 16, 1982, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Installment Deed; and the advertisement of sale was duly published in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on March 25, April 1 and 8, 1982; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Webb M. Watters was the highest and best bidder;

NOW, THEREFORE, the undersigned, H. Frederick Humbracht, Jr., Successor Trustee, pursuant to the bid of Webb M. Watters,

acknowledges receipt of the sum of Two Hundred Thousand and One Dollars ($200,001.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Webb M. Walters, his heirs and assigns, the following described real estate in Davidson County, Tennessee:

TRACT ONE: Being described according to a survey to Gary R. Cummings, dated the 3rd day of May, 1973, as follows:

Beginning at a point which is an iron pin at the intersection of the southerly margin of Central Pike and the westerly edge of the right of way for the Old Hickory Branch of the L & N Railway; thence with said westerly margin of said right of way along a curve to the left with a radius of 2,927.8 feet, a distance of 970.88 feet to a point on said right of way margin; thence continuing with said right of way margin south 17° 39' west 378 feet to an iron pin on said margin; thence south 17° 39' west 1108 feet to the point of intersection of the westerly margin of said right of way and the center line of Stoner Creek; thence North 34° 05' west 330 feet to a point; thence north 46° west 265 feet more or less to a point in the center line of Stones River; thence with the center line of said Stones River north 5° 55' west 1908 feet more or less to the point of intersection of the center line of Stones River and the southeasterly right of way line for Lebanon Road; thence with said southeasterly margin of said Lebanon Road north 65° 05' east 200 feet to an iron pin on said margin; thence leaving said margin south 23° 49' east 200 feet to an iron pin; thence north 74° 21' east 442.2 feet to an iron pin; thence north 17° 30' east 100 feet to an iron pin on the southerly margin of Central Pike; thence south 72° 30' east 106 feet to a point; thence continuing with said margin along a curve to the left with a radius of 5,764.6 feet, a distance of 479.8 feet to a point on said margin; thence south 77° 15' east 212 feet to the point of beginning and containing 44.5 acres more or less.

TRACT TWO: Being described according to a survey by Hickerson and Pleasant Engineering Company dated July 15, 1969, as follows:

Beginning at a point in the center line of Stoner Creek at its intersection with the easterly edge of the right of way for the Old Hickory Branch of the L & N Railway; thence with said easterly edge of said right of way north 17° 50' east 1270 feet to a point on said right of way; thence leaving said right of way south 87° 45' east 286 feet to a point; thence north 70° 0' east 267 feet to a point near the westerly bank of Stoner Creek; thence with a line which crosses said Creek south 1° 40' west 1580 feet to a point; thence south 51° 40' west 286 feet to a point in Stoner Creek; thence with said creek north 77° 30' west 1239 feet to the point of beginning and containing 41.48 acres more or less.

TRACT NOS. I AND II being the same property conveyed to Robert J. Baltz, Jr., Trustee, by quitclaim deed from C. E. Hooper, Trustee, of record in Book 4916, page 991, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Webb M. Watters, his heirs and assigns, forever; and H. Frederick Humbracht, Jr., Successor Trustee, does hereby transfer, assign, and set over unto Webb M. Watters, all of his right, title and interest in the said property as Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said H. Frederick Humbracht, Jr. Successor Trustee, has executed this instrument on this the 16th day of April, 1982.

H. Frederick Humbracht, Jr.

H. FREDERICK HUMBRACHT, JR.
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty R. Bowers, a Notary Public in and for said State and County, the within named H. Frederick Humbracht, Jr., Successor Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 16 day of April, 1982.

Betty R. Bowers
Notary Public

My Commission Expires: 4-22-84

8.7.4 9 1

IDENTIF. PFFFPFNCE

APR 16 3 19 PM '82

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5874 PAGE 103

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			200001.00- CO	
			520.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 529.50-	
			2395A04/16/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68.7491

IDENTIF. T REFERENCE

APR 16 3 19 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 876515