OFFICIAL RECEIPT

H 13627

BOOK 5953 PAGE 132

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

John B. Sitler Attorney for Lee Watson
Affiant

Subscribed and sworn to before me, this 21st day of October, 1982.

B. Edwards - Dep. Reg.
~~Notary Public~~

~~My Commission expires~~ _____.

IDENTIF. REFERENCE

OCT 21 4 13 PM '82

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:
Lee R. Watson et ux
267 White Bridge Rd
Nashville, Tenn. 37209

Send Tax Bills to:
SAME

Map-Parcel Numbers
103-03-0-214.00
25W 09280

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 21st day of October, 1982, by and between THOMAS I. HOLMAN, SUBSTITUTE TRUSTEE, FIRST PARTY, and LEE R. WATSON AND WIFE, GLORIA J. WATSON, SECOND PARTY,

WITNESSETH:

WHEREAS, by a deed of trust, dated December 31, 1979, of record in Book 5550, page 225, Register's Office for Davidson County, Tennessee, Earl Morgan Smith conveyed to Charles Nelson, Jr., Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Twenty Six Thousand Eighty Three and 20/100 ($26,083.20) Dollars; and,

WHEREAS, Earl Morgan Smith, unmarried, subsequently conveyed said real property to Lee R. Watson and W. S. Perry, a partnership, of record in Book 5654, page 91, Register's Office for said County, and the said indebtedness was assumed by Lee R. Watson and W. S. Perry; and

WHEREAS, W. S. Perry subsequently conveyed said real property to Lee R. Watson by quitclaim deed of record in Book 5700, page 525, Register's Office for said County, and the said indebtedness was assumed by Lee R. Watson; and

WHEREAS, the said Lee R. Watson and wife, Gloria J. Watson, subsequently conveyed said real property to DONALD W. TERRELL, INC., by quitclaim deed of record in Book 5870, page 418, Register's Office for said County, and the said indebtedness was assumed by DONALD W. TERRELL, INC.; and

5364 10/21 4[illegible]

WHEREAS, Metropolitan Federal Savings and Loan Association is the successor by merger to Home Federal Savings & Loan Association of Nashville, Davidson County, Tennessee; and

WHEREAS, Charles Nelson, Jr., Trustee, was unable to act as Trustee under said deed of trust and I was appointed Substitute Trustee by the owner and holder of said note, by an instrument of record in Book 5932, page 178, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said promissory note and the holder thereof directed First Party to advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of said note and deed of trust; and,

WHEREAS, pursuant to said notice, First Party did advertise said property for sale in accordance with the terms and provisions of said note and deed of trust, notices of the time and place of said sale being published in The Nashville Record on September 30, 1982, October 7, 1982 and October 14, 1982; and,

WHEREAS, First Party did cause said property to be offered for sale at the south door of the Court House in Davidson County, Tennessee, on Thursday, October 21, 1982 at 12:00 o'clock noon, Second Party, being the highest and best bidder thereof, became the purchaser of said property for the sum of FIFTEEN THOUSAND AND NO/100 ($15,000.00) DOLLARS and this sum having been paid, the receipt therefor is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and does by these presents transfer and convey unto Second Party, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of J. G. Edwards' Subdivision of record in Book 1835, page 17, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the westerly side of 50th Avenue North and runs back 173.15 feet on the northerly line an 173 feet on the southerly line to a dead line, measuring 51.45 feet thereon.

Being the same property conveyed to Donald W. Terrell, Inc., by deed from Lee R. Watson and wife, Gloria J. Watson of record in Book 5870, page 418, Register's Office for said County.

This property is conveyed subject to the Plan of record in Book 1835, page 17, Register's Office for said County, rights of redemption of the Internal Revenue Service pursuant to Federal Tax Lien of record in Book 5923, page 539, Register's Office for said County, and any unpaid taxes which may be a lien against the premises.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, their heirs and assigns, forever, and in bar of the equity of redemption, homestead, dower, and all other exemptions of every kind.

And I, Thomas I. Holman, Substitute Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title coming through or by me to the said Second Party, their heirs and assigns, against the lawful claims of all persons whomsoever. BOOK 5953 PAGE 134

IN WITNESS WHEREOF, the First Party has hereunto set his signature this the day and date above written.

Thomas I. Holman, Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Thomas I. Holman, Substitute 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 Nashville, Tennessee, this 21st day of October, 1982.

Heather Potts
Notary Public

My Commission Expires:
10-25-83

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

RECEIVED OF _____

FOR _____

BOOK 5953 PAGE 135

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
			15000.00- CO	
			39.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	48.50-
5364A	10/21/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 13627

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IDENTIF. REFERENCE

OCT 21 4 13 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 905990