BOOK 7224 PAGE 751

SEND TAX BILLS AND ADDRESS
NEW OWNER AS FOLLOWS:
LELAND D. WATTS
6744 Quiet Lane
Brentwood, Tennessee 37027

PREPARED BY: DOUGLAS R. BERRY
917 TWO MILE PARKWAY
GOODLETTSVILLE, TN. 37072

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated February 29, 19874, and recorded in Book 6288, page 319, Register's Office for Davidson County, Tennessee, S S Properties conveyed to Douglas R. Berry, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Douglas R. Berry, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Douglas R. Berry, Trustee, did give twenty days notice of the time, place and terms of the sale by an advertisement in three weekley publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of April 2, 91 and 16, 1987, stating that on April 23, 1987, at 12:00 noon at the front door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold the the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and subject to a mortgage of record in Book 5998, page 288, said Register's Office; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Douglas R. Berry, Trustee, offered said property for sale at public outcry and sold said property to Leland D. Watts for $6,001.00, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, Douglas R. Berry, Trustee, do hereby

bargain and sell, and by these presents transfer and convey unto the said Leland D. Watts (hereinafter referred to as Grantee), its successors and assigns, the following described property:

Being part of Lot No. 12 of the subdivision of the Home Lot, Chesterfield Place, of record in Book 421, page 5, said Register's Office, described according to a survey by John Kohl, dated, January 21, 1983, as follows:

Beginning at a point in the westerly margin of Chapel Avenue, the northeasterl corner of Lot No. 12; thence southerly with the westerly margin of said Avenue 132 feet to a point at the beginning of a turn in said Avenue; thence westerly with the northerly margin of said Chapel Avenue 50 feet to a point; thence Northerly and parallel with the line between Lots No. 11 & 12, 10 feet to a point; thence westerly parallel to the north margin of Chapel Avenue 58.5 feet to a point; thence northerly and parallel with the line between Lots No. 11 & 12, 122 feet to a point in the southerly margin of an alley; thence easterly with the southerly margin of said alley 107.5 feet to the point of beginning.

Being the same property conveyed to David Rucker and wife, Cassandra Rucker, by deed from John F. Sorey, III, of record in Book 6725, page 679, Register's Office for Davidson County, Tennessee.

This is improved property located at 2425 Chapel Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

IDENTIFICATION REFERENCE 21904

RECEIVED FOR RECORD APR 15 8 47 AM '87 WILSON H. ELLIOTT REGISTER DAVIDSON COUNTY, TN

WITNESS my hand on this the 23rd day of April, 1987.

Douglas R Berry Trustee

DOUGLAS R. BERRY, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Douglas R. Berry, 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 Goodlettsville, Tennessee, this 23rd day of April, 1987.

Mary L Mayfield

NOTARY PUBLIC

My Commission Expires: September 11, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $6,001.00.

Douglas R Berry

AFFIANT

Subscribed and sworn to before me this 23rd day of April, 1987.

Mary L Mayfield

NOTARY PUBLIC

My Commission Expires: September 11, 1990.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

6001.00- CAMT.'
16.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 23.30-
2660A05/05/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21904

IDENTIFICATION REFERENCE

MAY 5 8 47 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 77292