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mail

Prepared by: M. Wesley Hall, III
Attorney at Law
223 Madison Street
Madison, Tennessee 37115

ADDRESS NEW OWNER:	SEND TAX STATEMENTS TO:	MAP/PARCEL NO.:
Leland D. Watts	Bancplus Mortgage Corp.	71-15 305
6744 Quiet Lane	Loan No. 10224193 P.O. Box 47524	
Brentwood, TN 37027	San Antonio, TX 78265-6020	

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, made and provided for in a Deed of Trust dated June 28, 1985, executed by Randall A. Thompson, a single person, to M. Wesley Hall, III, Trustee, which is recorded in Book 6595, page 251, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Dorothy J. Owens in a deed of record in Book 7071, page 771, Register's Office for Davidson County, Tennessee; and

WHEREAS, the entire indebtedness was declared due and payable, and payment not having been made as demanded, and having been requested so to do by the lawful holder and owner of the indebtedness secured by said Deed of Trust, I, M. Wesley Hall, III, Trustee, caused said real estate to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:30 p.m., Friday, June 5, 1987, at the front door of the Metropolitan Courthouse, Nashville, Davidson County, Tennessee, to the highest, best and last bidder for cash, in bar of all equities of redemption, homestead, dower, and all other rights and exemptions of every kind, all of which were waived in said Deed of Trust; but subject to any and all mortgages, liens, claims and unpaid taxes that might be a lien against the property, and at the time and place stated in said advertisement, I, M. Wesley Hall, III, Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of One Hundred and No/100---------- Dollars ($ 100.00) by Leland D. Watts and said property was knocked off and sold to Leland D. Watts.

NOW, THEREFORE, in consideration of the premises and the sum of One Hundred and No/100---------- Dollars ($ 100.00) cash in hand paid by Leland D. Watts,

I, M. Wesley Hall, III, Trustee, have this day bargained and sold and by these presents do transfer and convey to Leland D. Watts, his heirs, successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Being Lot No. 109 on the Plan of Sharpe and Horn's Second Addition to Northeast Nashville, as of record in Plat Book 161 at page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 109 fronts 50 feet on the easterly margin of Joseph Avenue and extends back between parallel lines of 145 feet to an alley.

Being the same property conveyed to Dorothy J. Owens by deed from Randall A. Thompson, a single person, of record in Book 7071, page 771, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to Leland D. Watts, his heirs, successors and assigns, forever.

And I covenant with the said Leland D. Watts, that I am lawfully seized and possessed of said real estate as Trustee only, and by the terms of the above mentioned Deed of Trust, have a good right to sell and convey the same, and that the same is unencumbered, except for any and all prior liens, mortgages, claims and unpaid taxes that may be a lien against the said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to Leland D. Watts, his heirs, successors and assigns, against the lawful claims of all persons claiming by or through me as Trustee, but no further or otherwise; it being my intention only to convey to Grantee(s) no greater title in the subject real estate than I received as Trustee.

WITNESS my hand this 5th day of June, 1987.

M. WESLEY HALL, III, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. Wesley Hall, III, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of June, 1987.

Susan S. Wise
NOTARY PUBLIC

Commission Expires: May 13, 1990

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 100.00 .

M Wesley Williams

Affiant

Subscribed and sworn to before me,

this 5th day of June, 1987.

Susan S. Wise

NOTARY PUBLIC

Commission Expires: May 13, 1990

35339

IDENTIFICATION REFERENCE

JUN 11 9 48 AM '87

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

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
			100.00- CAMA.	
			.20 CSTAX	
			.50 PRFEE	
			9.00 WDF D	
			CHECK	9.70-
06/08/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.5339

IDENTIFICATION REFERENCE

JUN 11 9 48 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92342