ADDRESS NEW OWNER	SEND TAX BILLS TO	This Instrument Prepared By:
Leland D. Watts P. O. Box 100836 330 Woodycrest Ave. Nashville, Tennessee 37210	Same	D. Ronald Ingram 405 Two Mile Pike Goodlettsville, TN 37072

to be assigned

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 11, 1983, of record in Book 6007, Page 588, Register's Office for Davidson County, Tennessee; Charles W. Bussey, conveyed certain real property therein described to Richard E. Lipsey, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated May 12, 1987, D. Ronald Ingram was appointed Substitute Trustee to serve in the place and stead of Richard E. Lipsey, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 7234, Page 537, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness described in said Deed of Trust was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Substitute Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in The Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on May 28, 1987, and thereafter on June 4, 1987, and June 11, 1987, which notice of sale advertised the sale of the property hereinafter described for June 18, 1987, at 1:00 P.M.; and

WHEREAS, on June 18, 1987 at 1:00 P.M., at the South door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of all equities of redemption and all other rights and exemptions of every kind of the Grantors of said Deed of Trust, as provided therein, subject only to liens, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Substitute Trustee having received a bid of Seven Thousand One Hundred Forty-Three and 87/100 ($7,143.87), which bid was the last, highest and best bid and payment thereof having been received, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, D. Ronald Ingram, Substitute Trustee, does hereby bargain, sell, transfer and convey unto Leland D. Watts, his successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Being Lot No. 260 on the map of Williams Addition to Edgefield, as of record in Book 21, Page 60, R.O.D.C., Tennessee.

Said Lot fronts 50 feet on the north side of Sylvan Street and runs back between parallel lines 175 feet to an alley, being the same property conveyed to Charles W. Bussey by deed from Elysee D. Brantley and wife, Alice Blake Brantley, of record in Book 4648, Page 734, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging,

38699

IDENTIFICATION

Jun 22 11 11 '87

in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

I, D. Ronald Ingram, as Trustee, do hereby transfer, assign and set over unto said Leland D. Watts, his successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 18th day of June, 1987.

D. Ronald Ingram
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 1987, before me personally appeared D. Ronald Ingram, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

Notary Public

My commission expires: 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property (whichever is greater) is $7,143.87. This is equal to or greater than the property would bring at a fair and voluntary sale..

AFFIANT

Sworn to and subscribed before me this 18th day of June, 1987.

Notary Public

My commission expires: 7-17-88

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

RECEIVED OF _____

FOR _____

BOOK 7274 PAGE 848

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
			/143.00- CAMI.	
			19.80 CSTAX	
			.50 PREE	
			6.00 WDEED	
			CHECK 26.30-	
			1861A06/22/87 PAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

386999

IDENTIFICATION REFERENCE

JUN 22 1 11 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 96123