Name and address of new owner:

James R. Watts
731 McFerrin Street
Nashville, TN 37206

Send tax bills:

Same

Prepared by:

D.W. McMackin
219 Fifth Avenue, N.
Nashville, TN
37219-2758

82-04-206
27W21850

TRUSTEE'S DEED BOOK 7617 PAGE 168

WHEREAS, under a Deed of Trust dated December 22, 1986, and recorded in Book 7081, page 848, Register's Office, Davidson County, Tennessee, Thomas Edward Stewart, unmarried, Alvin D. Stewart and wife, Alline D. Stewart, Lincoln L. Stewart and wife, Dorothy Stewart, conveyed to Harl Rose, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated April 13, 1988, and recorded in Book 7535, page 481, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; 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 D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give twenty days notice of the time, place and terms of the sale by an advertisement in three weekly 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 May 5, 12 and 19, 1988, stating that on May 27, 1988, at 2:00 p.m. at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to 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

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to James R. Watts for $5,200.00, 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, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said James R. Watts (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the Map of Thornby Place as of record in Book 332, Page 3, Register's Office for said County.

Said Lot No. 77 fronts 50 feet on the southerly side of West Sharpe, formerly Osage Avenue, and extends back between parallel lines 147 feet to an alley.

Being the same property conveyed to L.L. Stewart, Sr., and wife, Lillian L. Stewart, by deed from S.L. Wright, Jr., and wife, Martha S. Wright, of record in Book 2734, page 180, Register's Office, Davidson County, having since died, leaving Floyd Lee Stewart, Thomas Edward Stewart, Alvin D. Stewart and Lincoln L. Stewart as their sole heirs at law. The said Floyd Lee Stewart conveyed his 1/4 undivided interest in subject real property to Morris Levine, Jack J. Cohen and wife, Bessie D. Cohen by deed of record in Book 5973, Page 283, Register's Office for Davidson County, Tennessee. See Quit-Claim Deed to Thomas F. Stewart et al from Morris Levine et al of record in Book 7081, Page 845, RODC, TN. Thomas Edward Stewart and Thomas E. Stewart are one and the same person. Alvin D. Stewart and A.D. Stewart are one and the same person.

This is improved property located at 890 Sharpe Avenue, Nashville, TN.

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.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 27th day of May, 1988.

D.W. McMackin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, 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, TN, on this the 27th day of June, 1988.

Joan Catlett Lillard
Notary Public

My Commission Expires: 11/10/91

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5,200.00.

Affiant

Subscribed and sworn before me, this 27th day of May, 1988.

Notary Public

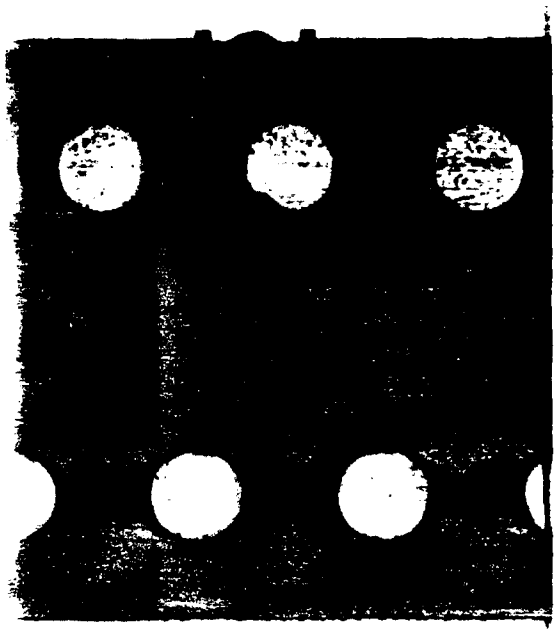
My Commission Expires: 11/10/91

CATHERINE LILLARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

55361

IDENTIFICATION

AUG 3 1 07 PM '88



OFFICIAL RECEIPT

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

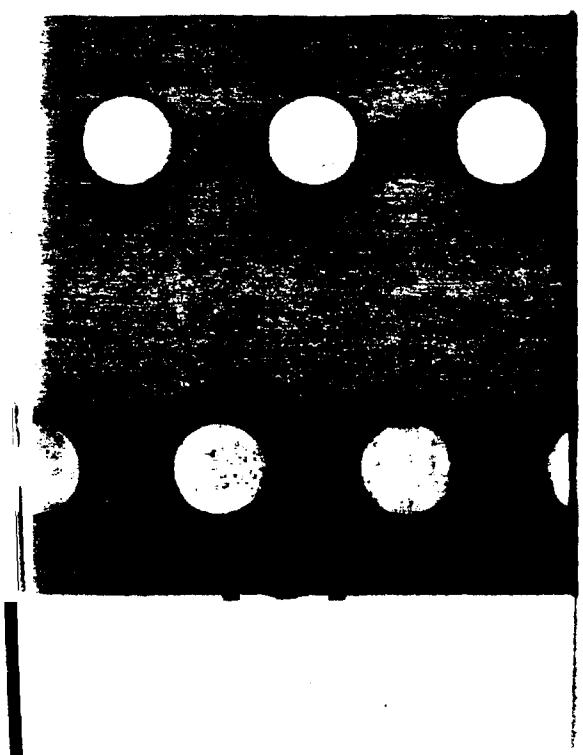
RECEIVED OF _____

FOR _____

BOOK 7617 PAGE 171

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT	5200.00
CON TX	17.16
PRFEE	0.50
MRFEE	9.00
TOTAL	26.66
CHECK	26.66

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/88 01 13:11 0001 3210

55361

IDENTIFICATION REFERENCE

AUG 3 1 07 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 119808