This Instrument Prepared By: Charles R. Niewold, Attorney
214 Third Avenue, North
P.O. Box 3348
Nashville, TN 37219-0348
(615) 244-2070

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $12,337.96.

Affiant

Sworn to and subscribed before me this 15th day of April, 1988.

My Commission Expires:
7-17-88

Notary Public

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
W.G. Watson and wife, Ida B. Watson and Queen Esther Merrell 14850 Old Hickory Blvd. Antioch, TN 37013	Commerce Union Bank One Commerce Place Nashville, TN 37239	172-00-72

TRUSTEE'S DEED

WHEREAS,

1. William Parker and wife, Sandra Parker executed to Charles R. Niewold, Trustee, a certain Deed of Trust upon the property hereinafter described, the same being dated December 24, 1986 and recorded in Book 7091, page 299, Register's Office for Davidson County, Tennessee.

2. The indebtedness secured by said Deed of Trust became overdue and unpaid.

3. The default not being cured within the time allowed, and no hearing having been sought by the debtor, the undersigned Trustee, acting upon the demand of the lawful owner and holder of said indebtedness, proceeded to advertise the security for sale at foreclosure by notices to be published in the Nashville Record on March 3, 10, 17, 1988, in accordance with the provisions of the Deed of Trust.

4. After due advertisement as required by law and the terms of the Deed of Trust, the undersigned Trustee offered said land as described in the Deed of Trust for sale at the south door of the courthouse in Nashville, Davidson County, Tennessee at 11:00 a.m., March 28, 1988, when and where Willie G. Watson and wife,

Ida B. Watson and Queen Esther Merrell became the last and highest bidder at the price of Twelve Thousand Three Hundred Thirty Seven and 96/100 ($12,337.96) Dollars and thereupon the lawful owner and holder of the secured indebtedness directed the undersigned Trustee to execute a Trustee's Deed in favor of Willie G. Watson, Ida B. Watson and Queen Esther Merrell.

NOW, THEREFORE, I, Charles R. Niewold, Trustee, as aforesaid, in consideration of the premises and the sum of Twelve Thousand Three Hundred Thirty Seven and 96/100 ($12,337.96) Dollars to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Willie G. Watson, Ida B. Watson and Queen Esther Merrell, their heirs and assigns, with the full power to mortgage, sell, transfer and convey without joinder of any beneficiary, the land sold as aforesaid, being situated in Davidson County, Tennessee and being more particulary described as follows:

> Beginning at a point in the easterly margin of the Mt. Pisgah Road at the Northwest corner of a Cemetery, property of the Mt. Pisgah United Methodist Church, thence with the easterly boundary of said Mt. Pisgah Road North 5° 47 minutes 31 seconds East, 163.28 feet to a point. Thence continuing with the easterly margin North 14° 04 minutes, 13 seconds West, 192.56 feet to a point; thence leaving said easterly margin South 88° 27 minutes 47 seconds East, 506.97 feet to a point in the westerly boundary of the Hubert Lawing Property; thence with said Lawing property South 01° 30 minutes 00 seconds West, 201.40 feet to a point; thence south 74° 05 minutes 29 seconds West, 489.94 feet to the point of beginning. The above described tract contains 130,022 square feet or 2.98 acres.
>
> Being the same property conveyed to William Parker and wife, Sandra Parker by deed from W.G. Watson and wife, Ida B. Watson, Romonia Watson and Queen Ester Merrell of record in Book 7079, page 588, Register's Office for Davidson County, Tennessee.

Said sale is subject to the following:

1. Any and all unpaid taxes.

To have and to hold the said property to the said Grantees, their successors and assigns, forever, with the appurtenances, state title and interest thereto appertaining.

Witness my hand this 15th day of August 1988.

Charles R. Niewold
Trustee

BOOK 7621 PAGE 588

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 Charles R. Niewold, 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 15th day of August, 1988.

NOTARY PUBLIC

My Commission Expires:
7-17-88

5 6 8 2 6

IDENTIFICATION

Aug 8 12 41 PM '88

RUSH

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7621 PAGE 589

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 8 2 6

IDENTIFICATION REFERENCE

Aug 8 12 41 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

CAMT	12337.96
CON TX	40.59
PRFEE	0.50
MDEED	9.00
TOTAL	50.09
CHECK	50.09

08/08/88 01 12:45 0001 4874

No. 121455