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

ADDRESS NEW OWNER:	SEND TAX STATEMENTS TO:	MAP/PARCEL NO.:
Leland Watts Mail	Lomas & Nettleton Company	72-7 241
6744 Quiet Lane	4460 Corporation Lane	15DZ-10905
Brentwood, TN 37027	Virginia Beach, VA 23462	

TRUSTEE'S DEED BOOK 7782 PAGE 820

WHEREAS, default was made in the terms, conditions and payments, made and provided for in a Deed of Trust dated May 31, 1985, executed by Gregory J. Lammert and wife, Scherie Lammert, to M. Wesley Hall, III, Trustee, which is recorded in Book 6571, page 80, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Gregory J. Lammert and wife, Scherie Lammert, conveyed said property to John W. Erskin, subject to said Deed of Trust, by Warranty Deed dated December 22, 1986, of record in Book 7079, page 389, 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 12:00 noon, Wednesday, March 1, 1989, 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 Thirty-nine thousand nine hundred eighteen and 47/100 Dollars ($39,918.47) by Leland Watts and said property was knocked off and sold to Leland Watts.

NOW, THEREFORE, in consideration of the premises and the sum of Thirty-nine thousand nine hundred seventy-eight and 47/100 ——— Dollars ($39,978.47) cash in hand paid by Leland Walters ———, I, M. Wesley Hall, III, Trustee, have this day bargained and sold and by these presents do transfer and convey to Leland Walters ———, his heirs, successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Re-Subdivision of Lots Nos. 32, 33, and 34 of Waters Place as of record in Book 4470, page 179, Register's Office for said County, described as follows:

Said Lot No. 2 fronts 70 feet on Oakhurst Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John W. Erskin by deed from Gregory J. Lammert and wife, Scherie Lammert, of record in Book 7079, page 389, Register's Office for Davidson County, Tennessee.

This is improved property known as 1308-1310 Oakhurst Avenue, Nashville, Tennessee 37216.

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

And I covenant with the said Leland Walters 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 Walters, 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 no greater title in the subject real estate than I received as Trustee.

WITNESS my hand this 1 day of March, 1989.

M. Wesley Hall

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 1st day of March, 1989.

NOTARY PUBLIC

Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 39,918.47 .

AFFIANT

Subscribed and sworn to before me,
this 1st day of March, 1989.

NOTARY PUBLIC

Commission Expires: _____

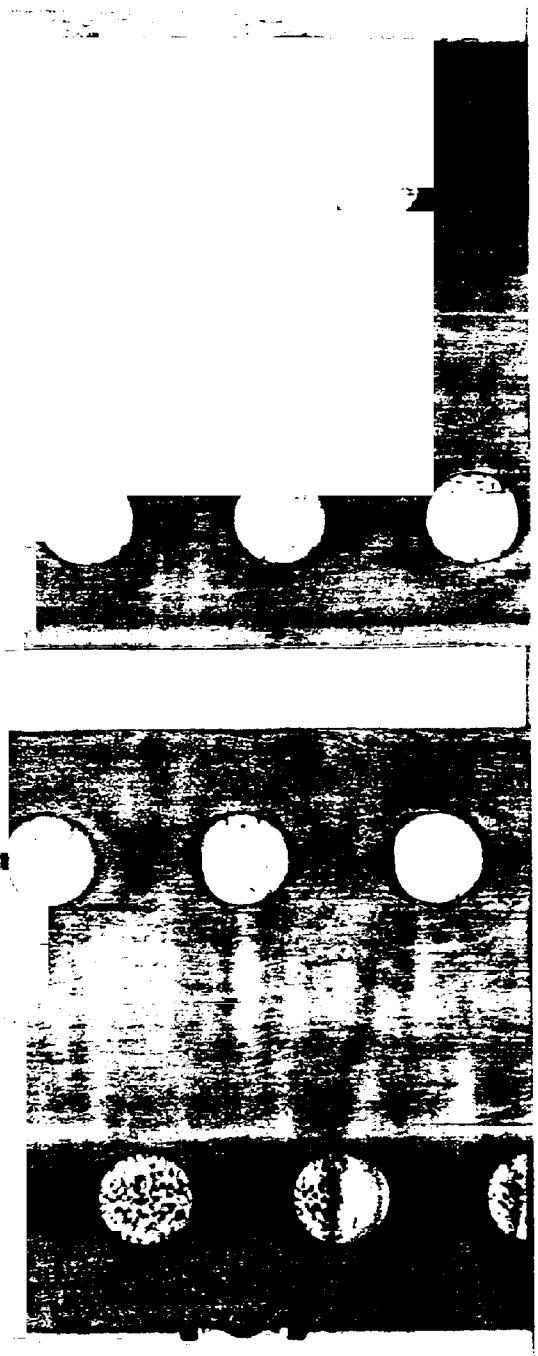
12619

IDENTIFICATION

MAR 1 12 38 PM '89

HILL & WILSON REGISTER
DAVIDSON COUNTY, TENN.

1308 03/01 0101 03CHECK 141.17



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7782 PAGE 823

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	39918.47
BONKTX	131.67
PRFEE	0.50
WDEED	9.00
TOTAL	141.17
CHECK	141.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BONK

03/01/89 01 12:40 0001 1308

12619

IDENTIFICATION REFERENCE

Mar 1 12 38 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 185897