ADDRESS NEW OWNER

Leland Watts
6744 Quiet Lane
Brentwood, Tn 37027

SEND TAX BILLS TO

Same
map & Parcel
94-5-83

This Instrument Prepared By:

D. Ronald Ingram
405 Two Mile Pike
Goodlettsville, TN 37072

3671 04/07 0101 03CHECK 64.25

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 26, 1983, of record in Book 6145, Page 723, Register's Office for Davidson County, Tennessee, J. D. Jones and wife, Anna Mae Jones, 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 February 20, 1989, John H. Lowe was appointed Substitute Trustee to serve in the place and stead of Richard E. Lipsey, Trustee, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 7783, Page 51, 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 March 16, 1989, and thereafter on March 23, and March 30, 1989, which notice of sale advertised the sale of the property hereinafter described for April 6, 1989, at 1:00 P.M.; and

WHEREAS, on April 6, 1986 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 Seventeen Thousand Five Hundred and no/100 Dollars ($17,500.00) from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust 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, John H. Lowe, Substitute Trustee, does hereby bargain, sell, transfer and convey unto Leland Watts, his successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 39 on the Map of Shelby Heights, Subdivision, Section 1, revised as of record in book 2330, page 171, Register's Office for said County, to which said plan reference is here made for a complete legal description of said lot.

BEING the same property conveyed to J. D. Jones and wife, Anna Mae Jones by deed from Herman Leon Cartwright and wife, Barbara Ann Cartwright, of record

2317

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in Book 4602, Page 915, Register's Office of Davidson County, Tennessee.

This is improved property known as 1307 Davidson Street, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, 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, John H. Lowe, as Trustee, do hereby transfer, assign and set over unto said Leland 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 7th day of April, 1989.

John H. Lowe
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of April, 1989, before me personally appeared John H. Lowe, 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.

D. Ronald Ingram
Notary Public

My commission expires: 3-3-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property (whichever is greater) is 12,500$. This is equal to or greater than the property would bring at a fair and voluntary sale.

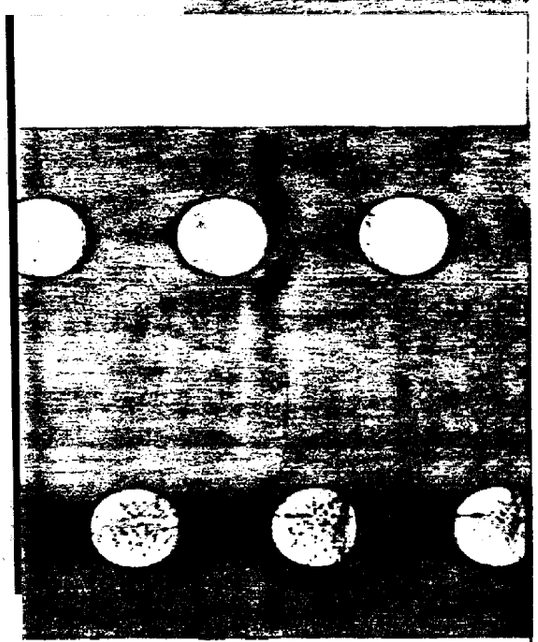
AFFIANT

Sworn to and subscribed before me this 7th day of April, 1989.

D. Ronald Ingram
Notary Public

My commission expires: 3-3-92





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

RECEIVED OF _____

FOR _____

BOOK 7812 PAGE 311

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 17500.00
CON TX 57.75
PRFEE 0.50
WDEED 6.00
TOTAL 64.25
CHECK 64.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/07/89 01 15:35 0001 3671

23171.

IDENTIFICATION REFERENCE

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

No. 198085