THIS INSTRUMENT PREPARED BY JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BUILDING, NASHVILLE, TENNESSEE 37201

BOOK 8034 PAGE 522

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $4,500.00.

Affiant

Subscribed and sworn to before me this 29TH day of January, 1990.

Notary Public

My Commission Expires: OCT 9 1991

Name & Address of Property Owner:	Name & Address of Person or Entity Responsible for Payment of Real Property Taxes:	Map-Parcel Numbers:
Lealand D. Watts 6744 Quiet Lane Brentwood, Tennessee 37027	SAME	Map 81-16 Parcel 615 4W 03360

Mail

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Installment Deed by Jack J. Cohen and wife, Bessie D. Cohen, to Arch Construction Corp. and Abbas Azizi, as tenants in common, of record in Book 6617, page 458, Register's Office for Davidson County, Tennessee, and re-recorded in Book 6619, page 79, said Register's Office, in which Installment Deed the grantees joined and conveyed the hereinafter described property to E. L. Edwards, III, Trustee, to secure a promissory note described in said Installment Deed; and,

WHEREAS, J. A. Carney was appointed Substitute Trustee by instrument of record in Book 8028, page 831, said Register's Office; and,

WHEREAS, default was made in the payments and conditions of said note and the owner and holder of said note instructed the said J. A. Carney, Substitute Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and,

WHEREAS, the said J. A. Carney, Substitute Trustee, did advertise in accordance with the provisions of said Installment Deed giving notice of an intent to sell said property at the South door of the Courthouse in Nashville, Davidson County, Tennessee, on Friday, January 26, 1990 at 12:30 o'clock p.m.; and,

WHEREAS, at the time and place stated in said advertisement the said J. A. Carney, Substitute Trustee, offered the property, hereinafter described, for sale to the highest and best bidder for cash at public outcry, free from the equity of

redemption, homestead, dower and all other exemptions which were expressly waived in said Installment Deed, but subject to any and all unpaid real estate taxes and superior liens of record; and,

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, J. A. Carney, Substitute Trustee, offered for sale and sold said property to Lealand D. Watts for Four Thousand Five Hundred ---------- And No/00 ---------- ($4,500.00) Dollars, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Four Thousand Five Hundred ---------- And No/00 ---------- ($4,500.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, J. A. Carney, Substitute Trustee, do hereby bargain and sell, and by these presents, transfer and convey unto the said Leland D. Watts, his heirs and assigns, the following described real property in Davidson County, Tennessee, to-wit:

BEING the north 25 feet of Lot No. 30 on the Plan of Dr. B. W. Hall's Addition to Nashville, as of record in Book 17, page 261, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 25 feet on the easterly side of 11th Avenue North, formerly Cumberland Street, and runs back between parallel lines, along the southerly margin of an alley 152 feet to an alley in the rear.

BEING the same property conveyed to Arch Construction Corp. and Abbas Azizi, as tenants in common, by Installment Deed from Jack J. Cohen and wife, Bessie D. Cohen, of record in Book 6617, page 458, and re-recorded in Book 6619, page 79, Register's Office for Davidson County, Tennessee, and

BEING the same property conveyed to Lyndal Roberts by deed from Abbas Azizi, et al, etc. by deed of record in Book 6658, page 751, said Register's Office, and by Modification Agreement recorded in Book 6658, page 750, said Register's Office, and

BEING the same property conveyed to Mark Wiley and wife, Pamela Wiley, by deed from Lyndal Roberts of record in Book 7346, page 600, said Register's Office.

THIS IS IMPROVED PROPERTY, commonly known as 1030 11th Avenue North, Nashville, Tennessee 37208

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever, but subject to any real estate taxes. I herewith assign to said Grantee any and all warranties held by me as Substitute Trustee, but not otherwise.

WITNESS my hand on this the 29th day of January, 1990.

J. A. CARNEY, Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, J. A. Carney, Substitute Trustee, the within named 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 the 29th day of January, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-11-90

BEVERLY M. HOBBS NOTARY PUBLIC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

MAMT 4500.00
ERR CO
MAMT 4500.00-
CAMT 4500.00
CON TX 14.85
PRFEE 1.00
WDEED 9.00
TOTAL 24.85
CHECK 24.85

01/29/90 01 15:57:00 001 7121

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99754

IDENTIF. REFERENCE

JAN 29 3 56 PM '90

REGISTER DAVIDSON COUNTY TN.

No. 288182