Name and address of new owner:
Leland D. Watts
6744 Quiet Lane
Brentwood, TN 37027

Send tax bills:
Same

Prepared by:
David W. McMackin
McMACKIN, GARFINKLE, McLEMORE & WALKER
P.O. Box 2758
Nashville, TN 37219-2758

135-05-57
2DU07480

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated September 8, 1979, recorded in Book 5497, page 781, Register's Office, Davidson County, Tennessee, Wayne Swafford and wife, Sheila M. Swafford, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated January 15, 1989, and recorded in Book 7884, page 853, 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 21 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 February 8, 15 and 22, 1990, stating that on March 2, 1990, at 12:00 noon 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 Leland D. Watts for $41,000.00, 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 Leland D. Watts (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Town Park Estates, as of record in Book 3300, page 64, Register's Office for said County.
>
> Said Lot No. 63 fronts 125 feet on the easterly side of Melvin Jones Drive and extends back 105.65 feet on the northwesterly line and 145.35 feet on the southeasterly line to a dead line in the rear, on which it measures 101.05 feet.
>
> Being the same property conveyed to Wayne Swafford and wife, Sheila M. Swafford, by deed from Bill A. Waggoner and wife, Carol Elaine Waggoner, of record in Book 5497, page 778, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 302 Melvin Jones Drive, Nashville, TN 37217.

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 2nd day of March, 1990.

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, Tennessee, on this the 2nd day of March, 1990.

Camille K. Wilder
Notary Public

My Commission Expires: October 9, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $41,000.00.

D.W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn before me, this 2nd day of March, 1990.

Camille K. Wilder
Notary Public

My Commission Expires: October 9, 1991

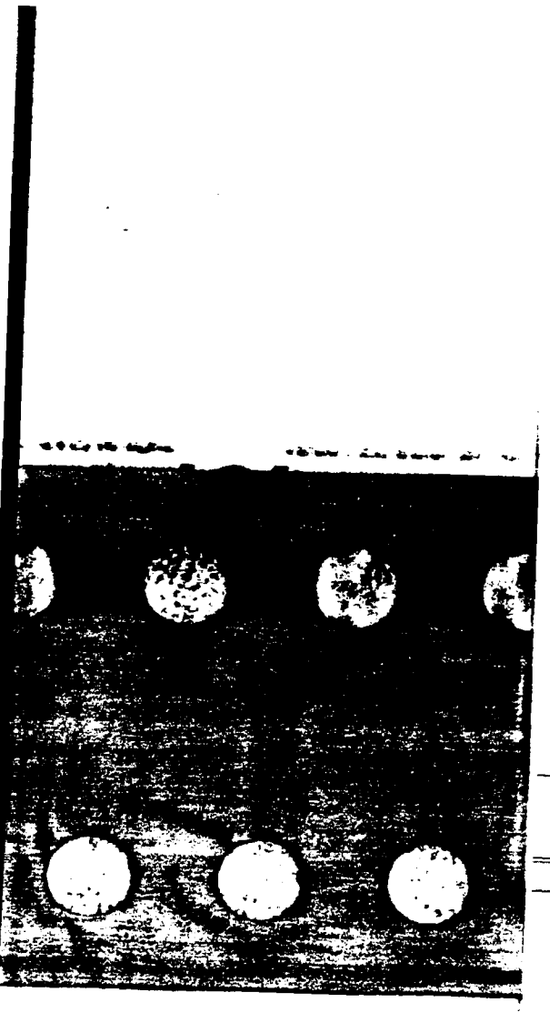
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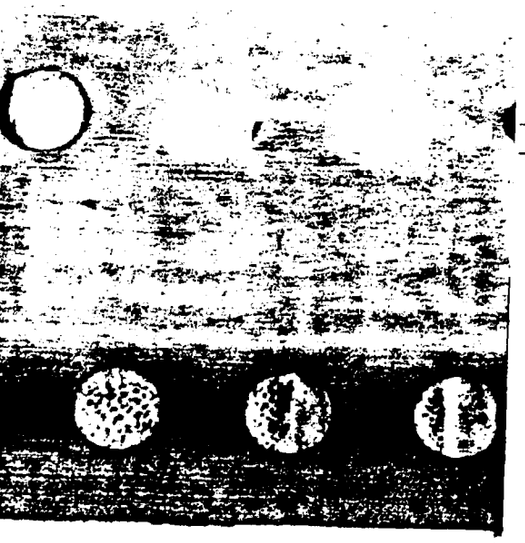
IDENTIF. REFERENCE

MAR 2 3 18 PM '90

DAVIDSON COUNTY TN.

9120 03/02 0101 03CHECK 145.30





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

RECEIVED OF _____

FOR _____

BOOK 8057 PAGE 150

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
			CAMT	41000.00
			CON TX	135.30
			PRFEE	1.00
			MDEED	9.00
			TOTAL	145.30
			CHECK	145.30
03/02/90	01		15:16 0001	9120

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07995

IDENTIF. REFERENCE

MAR 2 3 18 PM '90

DAVIDSON COUNTY TN.

No. 297631