This Instrument Prepared By:
STEVEN G. WATERS
3401 West End Avenue
Nashville, Tennessee 37203

Send Tax Bills To:
Leland Watts
6744 Quiet Lane
Brentwood, Tennessee 37027

Map & Parcel
81-12
388.00
2W-13090

**SUCCESSOR TRUSTEE'S DEED**

WHEREAS, by Installment Deed (the "Installment Deed") dated the 20th day of June, 1979, of record in Book 5453, page 14, Register's Office for Davidson County, Tennessee, Edward Thomas Franklin and wife, Carolyn Goodrich Franklin conveyed to Lawrence E. Levine, Trustee, the hereinafter described property (the "Property"), for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the lawful holder of the debt secured by the Installment Deed appointed the undersigned ("Grantor") as Successor Trustee by instrument of record in Book 8096, page 129, Register's Office for said County; and

WHEREAS, default was made in the terms and conditions of the Installment Deed, and the beneficiary requested the undersigned to advertise and sell the Property under the terms and provisions of the Installment Deed; and

WHEREAS, in pursuance of said request of said beneficiary, the Property was by the undersigned advertised for sale in conformity with the terms and provisions of the Installment Deed, by which advertisement the sale was appointed to be at 10:00 a.m. on the 24th day of May, 1990, at the front door of the Courthouse for Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered the Property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Leland Watts ("Grantee", whether one or more), being the Highest and

best bidder, became the purchaser of the Property at and for the sum of Five Thousand Three Hundred Eighty Three & 93/100 Dollars ($5,383.93).

NOW, THEREFORE, in consideration of the premises, the undersigned, Steven G. Waters, as Successor Trustee, does hereby grant, bargain, sell and convey to the Grantee, in fee simple forever, the Property, described as being in the County of Davidson and State of Tennessee, to wit:

> BEING the northerly 33 1/3 feet of Lot No. 148 on the Plan of McGavock, Wetmore and Other's First Addition to Nashville, called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for said County.
>
> SAID part of Lot No. 148 fronts 33 1/3 feet on the easterly side of 10th Avenue North, formerly Polk Street, and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Mark Wiley and wife, Pamela Wiley by deed of record in Book 7349, page 746, Register's Office for said County.
>
> TOGETHER WITH and including any improvements located on the Property.
>
> SUBJECT TO all unpaid taxes, any governmental zoning and subdivision ordinances in effect thereon and to all other restrictions, easements and encumbrances of record.

This is improved property known as 1414 10th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD said described real estate unto Grantee, his/her successors and assigns, forever in fee simple.

Sale was advertised and made as Successor Trustee only, without covenants or warranties of title, express or implied, and the conveyance is so made. However, Grantor, as Successor Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the covenants and warranties contained in the Installment Deed.

IN WITNESS WHEREOF, Steven G. Waters, Successor Trustee, has executed these presents this 24th day of May, 1990.

/s/ [illegible]

STEVEN G. WATERS
Successor Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared STEVEN G. WATERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of May, 1990.

My Commission Expires:

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires May 22, 1993

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $5,383.93.

Affiant

Subscribed and sworn to before me this the 24th day of May, 1990.

My Commission Expires:

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires May 22, 1993

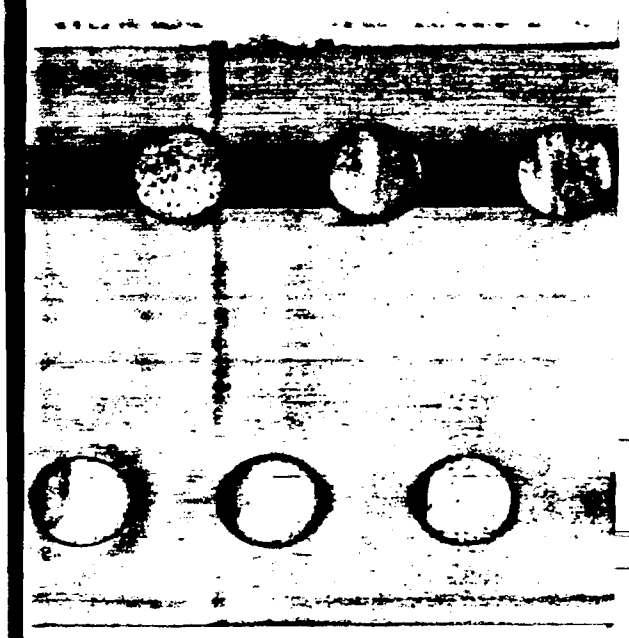
28899

IDENTIFICATION REFERENCE

MAY 25 10 40 AM '90

DAVIDSON COUNTY, TN

4818 05/25 0101 03CHECK 2782



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

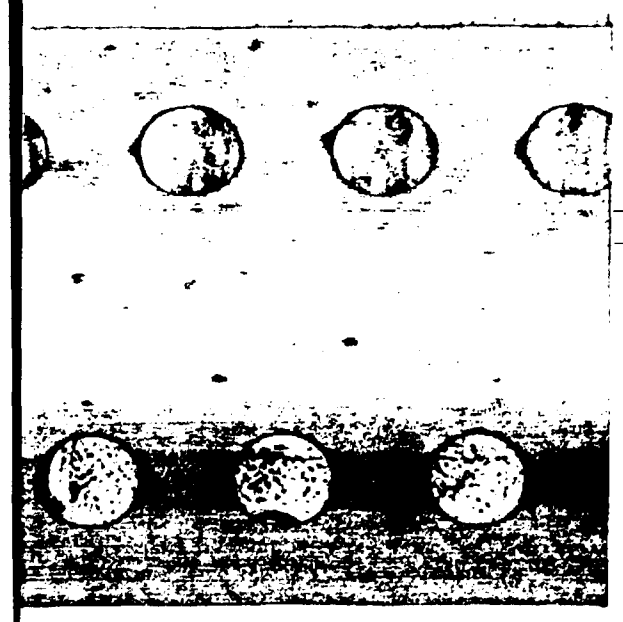
RECEIVED OF _____

FOR _____

BOOK 8116 PAGE 577

| | | |
|---|---|---|
| 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 5383.93
CON TX 17.82
PRFEE 1.00
WDEED 90.00
[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/25/90 01 10:40 0001 4818

VOID
WDEED 90.00-
WDEED 9.00
[illegible]

05/25/90 01 10:41 0001 4819

TOTAL 21.82

2.8.8.9.9

IDENTIFICATION REFERENCE

MAY 25 10 40 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 322226