This Instrument was Prepared By:
Stephen C. Small, Esq.
Wyatt, Tarrant, Combs, Gilbert & Milom
13th Floor
Third National Bank Building
Nashville, TN 37219

BOOK 8132 PAGE 500

Mail

SUBSTITUTE TRUSTEE'S DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Leland D. Watts 731 McFerrin Street Nashville, TN 37206	[SAME]	Map 92-8 Parcel 78 3W 1040

This deed, made and entered into this 13th day of June, 1990, by and between **STEPHEN C. SMALL**, acting as Substitute Trustee as hereinafter stated, party of the first part, and **LELAND D. WATTS**, party of the second part, both of the County of Davidson and State of Tennessee.

W I T N E S S E T H

WHEREAS John Moncrief and wife, Elsie M. Moncrief, executed to John Nanni, Trustee, upon the improved real property hereinafter described, an Installment Deed, dated April 26, 1975, and recorded in Book 4910, page 283, Register's Office for Davidson County, Tennessee, and **WHEREAS** the undersigned, Stephen C. Small, was appointed Substitute Trustee, pursuant to that certain Appointment of Substitute Trustee, dated April 6, 1990, of record in Book 8083, page 447, said Register's office, and WHEREAS, the indebtedness thereby secured being overdue and unpaid, and the holder of the said indebtedness having called upon the said Substitute Trustee to foreclose the said Installment Deed, the said Substitute Trustee, after due advertisement as required by law and the terms of the Installment Deed, offered said land for sale at the door of the Courthouse on the 13th day of June, 1990, when and where Leland D. Watts, became the last and highest bidder at the price of TWO THOUSAND EIGHTY-FIVE ($2,085) Dollars.

Now, therefore, the said Stephen C. Small, acting as Substitute Trustee as aforesaid, in consideration of the premises set forth herein and of the said sum of TWO THOUSAND EIGHTY-FIVE ($2,085) Dollars to him in hand paid, has bargained and sold and by these presents does bargain, sell, transfer, and convey unto the said Leland D. Watts, his successors and assigns, the land sold as aforesaid, the same lying and being in the County of Davidson, and State of Tennessee, and more particularly described and bounded as follows:

> Being Lot No. 2 on the Plan of Geo. I. Waddey's Subdivision of Lots Nos. 17, 18, 19, 20 and 21 in the Subdivision of the Power Property, as of record in Book 547; page 130, Register's Office for said County. Said Lot No. 2 fronts 50 feet on the northerly side of Pearl Street and runs back northerly between parallel lines, 150 feet to a dead line.
> Being the same property conveyed to John Moncrief and wife, Elsie M. Moncrief, by Installment Deed from Jack J. Cohen and wife, Bessie D. Cohen, and Leon Gilbert, of record in Book 4910, page 283, Register's Office for Davidson County, Tennessee.

To have and to hold, said improved real property and premises, together with all privileges and appurtenances thereunto belonging to him, the said party of the second party, his successors and assigns, in as full and ample a manner as the said Trustee

has power to convey the same, but subject to any and all unpaid taxes, liens and encumbrances as may affect said property.

IN WITNESS WHEREOF, the said Stephen C. Small, acting as Substitute Trustee as hereinabove stated, has hereunto set his signature, the day and year first above written.

STEPHEN C. SMALL,
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEPHEN C. SMALL**, as 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 13th day of June, 1990.

Notary Public

My Commission Expires: 1-9-91

0976 06/15 0101 03CHECK 13.93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,085.

Affiant

Subscribed and sworn to before me this 13th day of June, 1990.

Notary Public

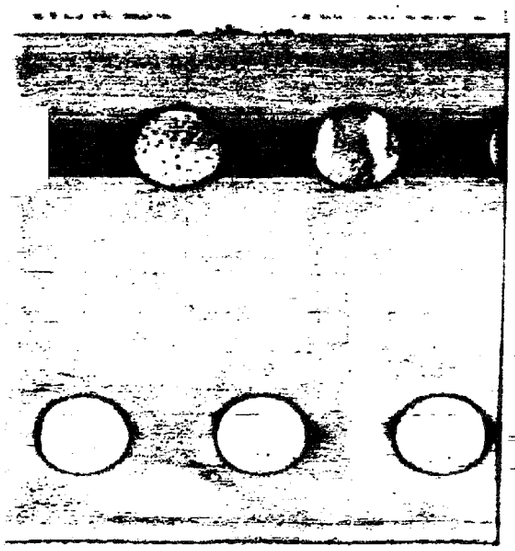
My Commission Expires: 1-9-91

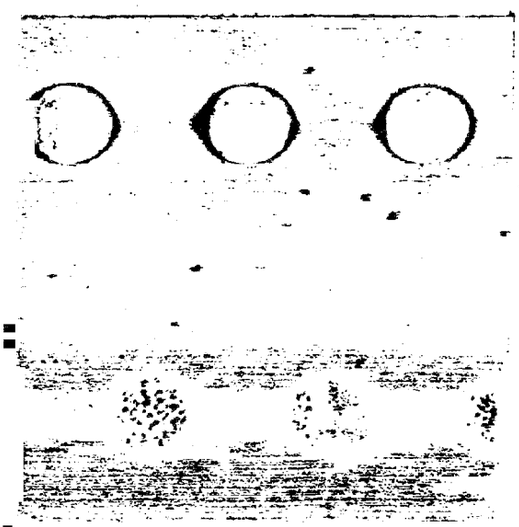
34408

IDENTIFICATION

JUN 15 2 32 PM '90

(f:\scs\watts.ded
June 13, 1990; 4:08pm)





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8132 PAGE 502

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	2085.00
			CON TX	6.93
			PRFEE	1.00
			WDEED	6.00
			TOTAL	13.93
			CHECK	13.93
06/15/90	01		14:34 0001	0976

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34408

IDENTIFICATION REFERENCE

JUN 15 2 33 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 328621