MAP 119-1
Parcel 137 + 138

This instrument prepared by:
I. Dyke Tatum, Attorney
2001 Charlotte Avenue
Nashville, Tennessee 37203

New Owner - Send Tax Bills:
LELAND D. WATTS
6744 QUIET LANE
BRENTWOOD, TENNESSEE 37027

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 30TH day of MAY, 1989, W. DALE MAXFIELD was named Trustee in a Deed of Trust of even date executed by CARL H. EATON, UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $32,372.36, principal and interest at 12.250% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7858, page 795, in the Register's Office for DAVIDSON COUNTY, Tennessee, and

WHEREAS, I. DYKE TATUM, was appointed as Substitute Trustee under said Deed of Trust by instrument of record in Book 8171, PAGE 580, in the Register's Office for DAVIDSON COUNTY, Tennessee; I, I. DYKE TATUM Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: AUGUST 16, AUGUST 23, AND AUGUST 30, 1990, in THE NASHVILLE RECORD, a newspaper published in DAVIDSON COUNTY, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed.

Pursuant to said advertisement, on MONDAY, SEPTEMBER 10, 1990, at 11:00 A.M., FRONT DOOR OF THE COURTHOUSE, DAVIDSON COUNTY, TENNESSEE, I as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time LELAND D. WATTS, submitted the highest and best bid in the amount of $34,399.66.

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to LELAND D. WATTS, HIS successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 64 AND 65 ON THE PLAN OF G. P. ROSE PROPERTY, AS OF RECORD IN PLAT BOOK 547, PAGE 74, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS NOS. 64 AND 65 FRONT TOGETHER 107 FEET 6 INCHES ON THE WESTERLY SIDE OF WICKSON AVENUE AND EXTEND BACK 150 FEET ON THE SOUTH LINE AND 150 FEET MORE OR LESS ON THE NORTH LINE WITH THE SOUTHERLY MARGIN OF GLENROSE AVENUE TO A DEAD LINE, MEASURING 105 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CARL H. EATON, UNMARRIED, BY DEED FROM DOUGLAS C. JACKSON AND WIFE, ALMA R. JACKSON BY DEED OF RECORD IN BOOK 7858, PAGE 792, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, SUBSTITUTE TRUSTEE, convey to LELAND D. WATTS, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referered to and not as an individual.

Witness my hand and official seal at NASHVILLE, Tennessee, this 10th day of September 1990.

I. DYKE TATUM, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named I. DYKE TATUM, the 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 office at NASHVILLE, Tennessee, this 10th day of September, 1990.

Notary Public

My Commission Expires: 5-22-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $34,399.66.

Affiant

Subscribed and sworn to before me, this the 10th day of September, 1990.

Notary Public

My Commission Expires: 5-22-93

56191

IDENTIFICATION REFERENCE

SEP 10 3 36 PM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

7541 09/10 0101 03CHECK 120.52

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8192 PAGE 726

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 34399.66
CON TX 113.52
PRFEE 1.00
WDEED 6.00
TOTAL 120.52
CHECK 120.52

RECEIPT IS NOT VALID UNTIL DATE IS PAID BY BANK 1937 0001 7541

56191

IDENTIFICATION REFERENCE

Sep 10 3 36 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 354209