THIS INSTRUMENT PREPARED BY:
M. WESLEY HALL, III
223 MADISON STREET
212 MADISON BUILDING
MADISON, TN 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Leland D. Watts, et ux	Same	94-1 143
6744 Quiet Lane		
Brentwood, TN 37027		

TRUSTEE'S DEED

BOOK 8264 PAGE 949

WHEREAS, default was made in terms, conditions and payments, made and provided for in a Deed of Trust dated September 2, 1987, executed by Jerry W. Anders and wife, Judy C. Anders, to M. Wesley Hall, III, Trustee, which is recorded in Book 7344, page 823, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the entire indebtedness was declared due and payable, and payment not having been made as demanded, and having been requested so to do by the lawful holder and owner of the indebtedness secured by said Deed of Trust, I, M. Wesley Hall, III, Trustee, caused said real estate to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 noon, Thursday, December 27, 1990, at the front door of the Metropolitan Courthouse, Nashville, Davidson County, Tennessee, to the highest, best and last bidder for cash, in bar of all equities of redemption, homestead, dower and all other rights and exemptions of every kind, all of which were waived in said Deed of Trust; but subject to any and all mortgages, liens, claims and unpaid taxes that might be a lien against the property, and at the time and place stated in said advertisement, I, M. Wesley Hall, III, Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Twenty eight Thousand, Nine Hundred Seventy Three and 95/100 Dollars ($28,973.95) by Leland D. Watts and wife Winnifred Watts and said property was knocked off and sold to Leland D. Watts and wife Winnifred Watts.

82114

IDENTIF. TREFERENCE

DEC 28 10 19 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

NOW, THEREFORE, in consideration of the premises and the sum of Twenty-eight Thousand Nine Hundred Seventy Three and 95/100 Dollars ($28,973.95) cash in hand paid by Leland D. Watts and wife Winnifred Watts, I, M. Wesley Hall, III, Trustee, have this day bargained and sold and by these presents do transfer and convey to Leland D. Watts and wife Winnifred Watts, his heirs, successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Being Lot No. 70 on the Plan of Subdivision of Lot No. 3 - N. H. Hobson's Subdivision, property of the heirs of A. J. Caldwell, of record in Plat Book 421, page 78, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jerry W. Anders and wife, Judy C. Anders, by deed from Leland D. Watts and wife, Winnifred A. Watts, of record in Book 7344, page 820, Register's Office for Davidson County, Tennessee.

This is improved property known as 1105 Lenore Street, Nashville, Tennessee 37206.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to Leland D. Watts and wife Winnifred Watts, his heirs, successors and assigns, forever.

And I covenant with the said Leland D. Watts and Winnifred Watts wife, that I am lawfully seized and possessed of said real estate as Trustee only, and by the terms of the above mentioned Deed of Trust, have a good right to sell and convey the same, and that the same is unencumbered, except for Master Deed and By-Laws, zoning, and any and all prior liens, mortgages, claims and unpaid taxes that may be a lien against the said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to Leland D. Watts and wife Winnifred Watts, his heirs, successors and assigns, against the lawful claims of all persons claiming by or through me as Trustee, but no further or otherwise; it being my intention only to convey to Grantee(s) no greater title in the subject real estate than I received as Trustee.

WITNESS my hand this 27 day of Dec, 1990.

M. Wesley Hall

M. WESLEY HALL, III, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. Wesley Hall, III, 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 Davidson County Tennessee, this 27th day of December, 1990.

Notary Public

My Commission Expires:

_____ .

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $28,973.51.

Affiant

2476 12/28 0101 03CHECK 105.70

Subscribed and sworn to before me this 27th day of December, 1990.

Notary Public

My Commission Expires:

My Commission Expires Sept. 29, 1991

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8264 PAGE 952

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 28973.93
CON TX 95.70
PRFEE 1.00
WDEED 9.00
TOTAL 105.70
CHECK 105.70

12/28/90 01 10:19 0001 2476

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82114

IDENTIF. REFERENCE

DEC 28 10 19 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 384853