SUBSTITUTE TRUSTEE'S DEED

Address new owner as follows:	Send tax bills to:	Map-Parcel Numbers
Louise N. Watson (Name)	same (Name)	92-13-345
6469 Thunderbird Drive (Street Address or Route No.)	same (Street Address)	11W-71340
Nashville, Tennessee 37209-2840 (City) (State) (Zip)	same (City) (State) (Zip)	

WHEREAS, by a Deed of Trust dated June 2, 1989, and recorded in Book 7876, Page 541, in the Register's Office of Davidson County, Tennessee, Quinn Leslie, an unmarried person, conveyed to I. Dyke Tatum, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 8499, Page 757 in the Register's Office of Davidson County, Tennessee; and,

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

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on the 8th day of January, 1992, at the South door of the Courthouse, of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Louise N. Watson, whose address is 6469 Thunderbird Drive, Nashville, TN 37209-2840 at and for the sum of Twenty-Eight Thousand Six Hundred Seventy-Five and 57/100 Dollars ($28,675.57), that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Louise N. Watson of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Russell B. Ennix, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Louise N. Watson, her heirs and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 113 on the Map of Hortense Place, as of record in Book 161, Page 167, Register's Office for said County.
>
> Said Lot No. 113 fronts 50 feet on the southerly side of Elkins Avenue, formerly 2nd Avenue, and extends back southerly between parallel lines, the easterly line being about 143 feet and the westerly line about 140 feet to an alley in the rear.
>
> **BEING** the same property conveyed to Quinn Leslie by deed from Louise N. Watson, unmarried, as of record in Book 7876, Page 538, Register's Office for Davidson County, Tennessee.
>
> Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.
>
> This is improved property known as 3409 Elkins Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD, the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Louise N. Watson, her heirs and assigns, in fee simple forever, to whom the said Russell B. Ennix, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	$ 6.00
Certified Letter to Defaulting Mortgagor	2.29
Title Opinion Letter	75.00
Publication Expense	234.90
Attorney Fees	750.00
Credit on Note	27,607.38
	$28,675.57

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,675.57

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January 19 92

Deputy Register

IN WITNESS WHEREOF, the said Russell B. Ennix, Substitute Trustee, has hereunto set his hand and seal this 14th day of January, 1992.

RUSSELL B. ENNIX, Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of January, 1992, before me a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Russell B. Ennix, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires: 3/27/93

BETTY BRYANT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY:

Russell B. Ennix
ENNIX & ENNIX
330 Charlotte Avenue - Suite 427
Nashville, Tennessee 37201
(615) 259-4330

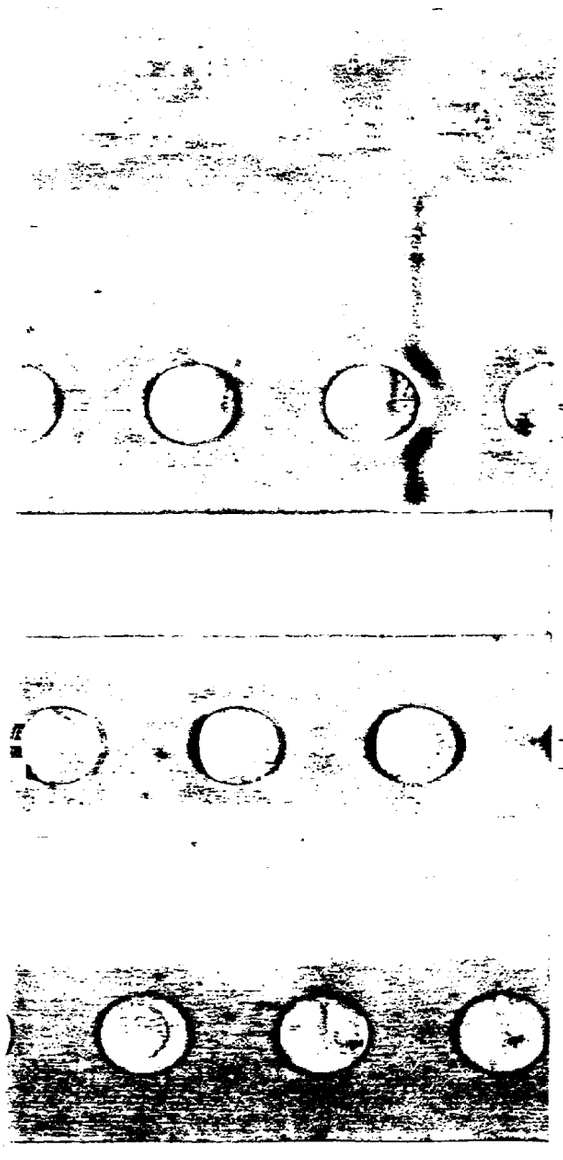
7.6 4 3.4

IDENTIFICATION REFERENCE

JAN 14 11 19 AM '92

PICK-UP

6626 01/14 0101 03CHECK 116.19



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

RECEIVED OF _____

FOR _____

BOOK 8527 PAGE 690

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 28675.57
CON TX 106.19
PRFEE 1.00
WDEED 9.00
TOTAL 116.19
CHECK 116.19

01/14/92 01 11:22 0001 6626

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6.4 3.4.

IDENTIFICATION REFERENCE

JAN 14 11 [illegible] AM '92

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

No. 492035