BOOK 9471 PAGE 212

SUCCESSOR TRUSTEE'S DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Leland D. Watts James R. Watts 6744 Quiet Lane Brentwood, TN 37027	92-5-285	New Owner
This instrument prepared by: Boult, Cummings, Conners & Berry (CSS) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WHEREAS, Robert L. Stout and Yvonne E. Stout, by Deed of Trust (the "Deed of Trust") dated July 3, 1986, transferred and conveyed to Robert Haynes, Trustee, the real property described in Exhibit A hereto (the Deed of Trust being of record in Book 6909, page 891, Register's Office for Davidson County, Tennessee) (the "Property"); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 9435, page 791, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at one thirty in the afternoon (1:30 p.m.), September 9, 1994, at the Davidson County courthouse, Nashville, Tennessee when and where LELAND D. WATTS AND JAMES R. WATTS ("Grantee"), became the last and highest bidder for cash at the price of TWENTY EIGHT THOUSAND FIVE HUNDRED DOLLARS ($28,500.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Charles S. Sanger, as Successor Trustee, hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

176329.1 KBYRD
066500-002 9/12/94

PICK-UP

94 SEP 21 PM 12:04
ELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

92865
IDENTIF. # REFERENCE

Charles S. Sanger, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty of title, and the sale is expressly subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any redemptive rights, plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

The Property is sold "AS IS," and neither the Trustee nor the beneficiary of the Deed of Trust nor any agent or attorney therefor makes any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults thereunder or the effect of this foreclosure sale on the rights of any party under such a lease.

Words used herein indicating number or gender shall be read as context may require.

Dated this 21st day of September, 1994.

Charles S. Sanger

Charles S. Sanger, as Successor Trustee, and not otherwise

176329.1 KBYRD
066500-002 9/12/94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Ward, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of September, 1994.

Mary Ward
Notary Public

My Commission Expires: 9/27/97

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 28,500.00

AFFIANT

Subscribed and sworn to before me this 21st day of September, 1994.

Barbara Simmons
Notary Public

My Commission Expires: 1-27-96

EXHIBIT A

Description of Real Property: BOOK 9471 PAGE 215

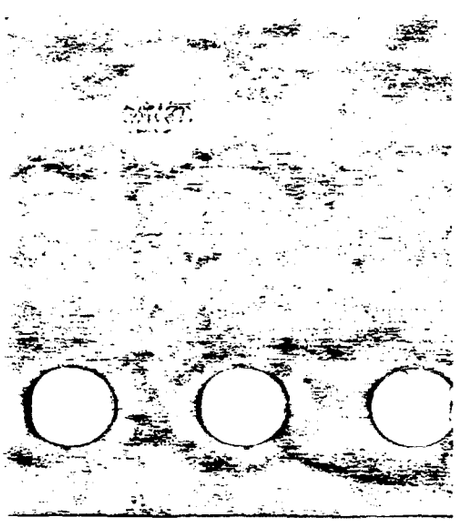
Being all of that certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Lots 7 and 8 in Block 2 on Plan of Fisk University Place Subdivision plan record in Book 421, pages 4 and 5, RODC, Tennessee.

Lots join each other and front together 50 feet on west side of India Street, now called 32 Avenue, North and all extend back between parallel lines 150 feet to alley, showing together on said alley 50 feet, part of the same property conveyed to Warren B. Sloan.

Being the same property conveyed to Robert L. Stout et ux by deed from Billy G. and Estelle A. Gregory of record in Book 6653, page 924, Register's Office for Davidson County, Tennessee.

0569 09/21 0101 03CHECK 122.45



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

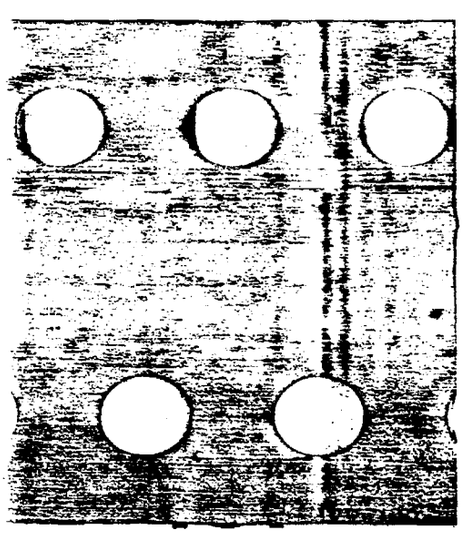
RECEIVED OF _____

FOR _____

BOOK 9471 PAGE 216

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 28500.00
CON TX 105.45
PRFEE 1.00
WDEED 16.00
TOTAL 122.45
CHECK 122.45

09/21/94 01 12:03 0001 0569

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92865
IDENTIF. # REFERENCE

94 SEP 21 PM 12:04
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 836872