James W. Richardson
Par Investment Corp.

BOOK 11414 PG. 119

Name and address of new owner:

Leland D. Watts
2819 Gallatin Road
Nashville, TN 37216

Send tax bills:

SAME

Prepared by:

David W. McMackin
5200 Maryland Way
Suite 105
Brentwood, TN 37027

Map & Parcel No.
81-16-25

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated October 15, 1976, recorded in Book 5080, page 118, Register's Office, Davidson County, Tennessee, James W. Richardson and wife, Ann M. Richardson, conveyed to Tom H. Williams, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated February 12, 1999, and recorded in Book 11348, page 380, Register's Office, Davidson County, Tennessee, the lawful owner and holder to the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D. W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 25 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of February 18, 25 and March 4, 1999, stating that on March 18, 1999, at 12:00 Noon at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said

Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Leland Watts, for $12,050.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Leland Watts, (hereinafter referred to as Grantee), his heirs and assigns, the following described property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 219 in McGavock's Plan of Lots in North Nashville, said Plan is registered in Book No. 21, page 41, Register's Office for Davidson County, Tennessee. Said Lot fronts 50 feet on Alberta Avenue, now 14th Avenue, and runs back 150 feet, more or less, between parallel lines to an alley.

Being the same property conveyed to James W. Richardson and wife, Ann M. Richardson, by deed from The Magnolia Company of record in Book 5080, page 116, said Register's Office.

This is improved property located at 1516 14th Avenue North, Nashville, TN 37208.

The above legal description is identical to the legal description in the previous deed of record.

The Internal Revenue Service has filed a tax lien against James and Ann Richardson, of record in Book 8613, page 866, Register's Office, Davidson County, Tennessee. The Notice required by 26 U.S.C. § 7425(b) has been timely furnished to the United States and the sale of the above-described real property will be subject to the right of the United States to redeem subject real property.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its

successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 18th day of March, 1999.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, on this the 18th day of March, 1999.

Notary Public

My Commission Expires: 3/19/2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $12,050.00.

Affiant

Subscribed and sworn before me, this 18th day of Mach, 1999.

Notary Public

My Commission Expires: 2/19/2002

99 APR -5 PM 12:13

05692218

PICK-UP

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11414 PG. 122

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0569218

99 APR -5 PM 12:13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446183