18B

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDTRS
Recvd: 10/17/00 13:33 3pgs
Fees:15.00 Taxes:107.81
20001017-0102932

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 28TH day of May, 1997, ROBERT J. NOTESTINE III, was named Trustee by Deed of Trust of even date, executed by PETER S.R. HARMER, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure to LELAND D. WATTS, the payment of one (1) note of even date in the original principal amount of $30,000.00, payable with terms and provisions as provided therein, said Deed of Trust being recorded in Book 10479, page 9, Register's Office for Davidson County, Tennessee; and

WHEREAS, PETER S.R. HARMER subsequently conveyed the said property described in said Deed of Trust to OGENE WHITSON AND TEMBER WHITSON, by Quitclaim Deed of record in Instrument No. 199912300309164, said Register's Office; and

WHEREAS, on the 25th day of August, 2000, THOMAS E. STEWART was named Substitute Trustee by Appointment of Substitute Trustee, of record in Instrument No. 200008250084163, said Register's office; and

WHEREAS, default was made under the terms and provisions of said Deed of Trust and Note and notice was properly given to the said OGENE WHITSON AND TEMBER WHITSON, and the said OGENE WHITSON AND TEMBER WHITSON having further failed to abide by the terms and provisions of the said Deed of Trust; and

WHEREAS, I, THOMAS E. STEWART, SUBSTITUTE TRUSTEE, at the request of the holder of said indebtedness and under and by virtue of the powers vested in me as Substitute Trustee under the said Deed of Trust and Appointment of Substitute Trustee and instruments hereinabove referred to and described, advertised the said real estate as required by law by the terms of said Deed of Trust and instruments, by giving Thirty (30) days notice by three (3) successive publications, namely August 31, 2000, September 7, 2000 and September 14, 2000 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 and dower and homestead as provided in said Deed of Trust. Pursuant to said advertisement, on October 3, 2000, at 12:00 p.m., I, as said Substitute Trustee, offered to sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash, and in bar of the hereinabove equities as provided in said Deed of Trust, at which time LELAND D. WATTS submitted the highest and best bid in the amount of TWENTY NINE THOUSAND ONE HUNDRED THIRTY SIX AND 69/100 ($29,136.69) DOLLARS.

NOW, THEREFORE, in consideration of the premises, I, THOMAS E. STEWART, SUBSTITUTE TRUSTEE, do hereby sell, transfer and convey unto LELAND D. WATTS, his successors, heirs and assigns, in fee simple, and in bar of all the equities hereinabove mentioned, certain real estate located in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference.

This is improved property known as 722 26th Avenue North, Nashville, TN 37208.

I, THOMAS E. STEWART, SUBSTITUTE TRUSTEE, hereby convey to LELAND D. WATTS, his successors, heirs and assigns, all the rights conveyed to me as said SUBSTITUTE TRUSTEE, in said Deed of Trust and instruments; including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all of my actions in the premises being solely as Substitute Trustee and not otherwise, under the

powers vested in me under said Deed of Trust and instruments hereinabove referred to and not as an individual.

The herein conveyance is subject to any and all restrictions, all restrictive covenants, easements and setback lines, if any, recorded in said Register's Office applicable to said property and is subject to the year 2000 and all future real estate taxes.

WITNESS my hand and seal on this the 3rd day of October, 2000.

Thomas E. Stewart Sub Trustee
THOMAS E. STEWART,
SUBSTITUTE TRUSTEE

"MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $29,136.69"

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS E. STEWART, SUBSTITUTE TRUSTEE, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

3rd WITNESS my hand and official seal at Madison, Tennessee, on this the 3rd day of October, 2000.

Denise C. Allis
notary public

My commission expires: 5/30/2004

NAME AND ADDRESS OF NEW OWNER: **LELAND D. WATTS**
2819 GALLATIN ROAD
NASHVILLE, TN 37216

ADDRESS OF PROPERTY: **722 26TH AVENUE NORTH**
NASHVILLE, TN 37208

MAP AND PARCEL NO: **MAP 92-6, PARCEL 597**

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $29,136.69.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 12TH DAY OF OCTOBER, 2000.

Denise C. Allis
NOTARY PUBLIC

MY COMMISSION EXPIRES: ~~05-30-2000~~ 5/30/2004

EXHIBIT 'A'

Being Lot No. 30 in Bransford Realty Company Subdivision of Buchi's Subdivision of Lot No. 20 McNairy Subdivision a plan of which is of record in Book 421, page 66, Register's Office for Davidson County, Tennessee.

Said Lot fronts fifty feet on the east side of Buchi Avenue and extends back easterly parallel lines 153 1/3 feet more or less to an alley.

Being the same property conveyed to OGENE WHITSON and TEMBER WHITSON, by Quitclaim Deed from Peter S.R. Harmer, Jr., of record in Instrument no. 199912300309164, Register's Office for Davidson County, Tennessee.