FILE BOX 45

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

ADDRESS NEW OWNER:

LELAND D. WATTS
2819 Gallatin Road
Nashville, TN 37216
MAP/PARCEL NUMBER:

MAP 82-16, PARCEL 367

SEND TAX BILLS:

SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,858, THIS 17 DAY OF September, 2001.

AFFIANT

Subscribed and sworn to me, this the 17 day of September, 2001.

Notary Public

My commission expires: My Commission Expires JAN. 31, 2004

NOTARY PUBLIC AT LARGE

DEED IN LIEU OF FORECLOSURE

FOR AND IN CONSIDERATION OF THE SUM OF ONE AND NO/100($1.00) DOLLAR, cash in hand paid and other good and valuable considerations, including Grantee's relinquishing and giving up HIS rights to advertise and sell the real property described herein pursuant to the terms, provisions and conditions set forth in that certain Wrap-Around Deed of Trust, of record in Instrument No. 200002030011518, Register's Office for Davidson County, Tennessee, the receipt and sufficiency of which are hereby expressly acknowledged, I, STEPHANIE DENISE SHERRILL, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby

Davidson County DEEDWARR
Recvd: 09/21/01 14:01 4pgs
Fees:23.00 Taxes:173.30
20010921-0102584

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transfer and convey unto the said LELAND D. WATTS, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 915 SHELBY AVENUE, NASHVILLE, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto. I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 17th day of Sept., 2001.

Stephanie Sherrill

STEPHANIE DENISE SHERRILL

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STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

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

WITNESS my hand and official seal at Nashville, Tennessee, on this the 17 day of September. 2001.

Shelley Jo Stapleton
notary public

My commission expires:

My Commission Expires JAN. 31, 2004

SHELLEY JO STAPLETON NOTARY PUBLIC AT LARGE

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EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of W.W. Tottens Addition of record in Book 57, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Stephanie Denise Sherrill, unmarried, by Deed from Denise C. Allis, trustee with full power to bargain, sell, convey, mortgage, lease or otherwise encumber without the necessity of joinder by any beneficiary, of record in Instrument No. 200002030011517, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 2000 and all future years.
2. All matters set forth on the Plan of record in Book 57, page 22, said Register's Office, including any and all setback lines, easements, etc., as shown thereon.
3. Deed of Trust from Denise C. Allis, Trustee, et al, to T. Richard Dean, Trustee, of record in Book 10537, page 793, Register's Office for Davidson County, Tennessee, to secure to Regions Bank the payment of one note in the original principal amount of $27,000.00, due and payable as set forth therein.