This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

Return to Box 51B

Davidson County DEEDTRS
Recvd: 08/08/05 08:31 11 p
Fees:58.00 Taxes:2423.50
20050808-0092862

SUBSTITUTE TRUSTEE'S DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Leland D. Watts **2319 Gallatin Road** **Nashville, Tennessee**	**SAME**	**Map 81-3, Parcel 178.01** **Map 92-7, Parcel 228** **Map 92-9, Parcel 208** **Map 92-9, Parcel 224** **Map 92-9, Parcel 225** **Map 92-9, Parcel 227** **Map 082-03, Parcel 132** **Map 092-09, Parcel 338** **Map 092-07, Parcel 208** **Map 071-15, Parcel 89** **Map 092-10, Parcel 252** **Map 071-10, Parcel 111** **Map 081-16, Parcel 241** **Map 082-04, Parcel 81** **Map 082-04, Parcel 46** **Map 092-10, Parcel 297**

WHEREAS, Pinnacle National Bank was the beneficiary under certain Deeds of Trust (collectively the "Deeds of Trust"), covering tracts of real property located in Davidson County, Tennessee, as described below, said Deeds of Trust being of record at Instrument Nos. 20030505-0059361, 20020610-0070036, 20020610-0070031, 20020211-0018101, 20010918-0101168, 20010905-0096336, 20010913-0099995, 20020214-0019768, 20020211-0018135 re-recorded at Instrument No. 20020225-0023900, 20010905-0096300 and 20030212-0033087; and

WHEREAS, the indebtedness covered by the Deeds of Trust became in default and Pinnacle National Bank appointed B. Anthony Saunders as Substitute Trustee under certain of said Deeds of Trust, pursuant to Instrument Nos. 20050613-0067067, 20050613-0067068, 20050613-0067069, 20050613-0067072, 20050613-0067071, 20050613-0067073, 20050613-0067076, 20050613-0067075 and 20050613-0067078; and

WHEREAS, B. Anthony Saunders was already the trustee under certain of said Deeds of Trust; and

WHEREAS, Pinnacle National Bank demanded that the real property covered by the Deeds of Trust be advertised and sold in satisfaction of the debt secured thereby, in accordance with the terms and provisions of the Deeds of Trust; and

WHEREAS, B. Anthony Saunders, as Trustee/Substitute Trustee, offered the above-referenced real property for sale to the highest and best bidder, and Leland D. Watts was the successful bidder of said property at a foreclosure sale held on July 7, 2005; now, therefore

IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **B. ANTHONY SAUNDERS, TRUSTEE / SUBSTITUTE TRUSTEE** but not otherwise (referred to hereinafter as "Grantor"), has bargained and sold and does hereby transfer and convey unto **LELAND D. WATTS** (referred to hereinafter as "Grantee"), an individual, his heirs and assigns, certain tracts of real property in Davidson County, Tennessee and further described in **Exhibit A**, attached and incorporated by reference (collectively the "Property"). The Property is improved property with street addresses as set forth in **Exhibit A.**

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, his heirs and assigns forever.

AND the Property is conveyed by Grantor without warranty, except that Grantor has a good right to convey and sell any interest that it has herein, and subject to any and all prior liens of record. Without limiting the prior sentence, the property is subject to (1) real estate taxes for 2005 and future years, a lien but not yet due and payable; (2) Notice of Lien filed by Metro Government of record in Book 9553, page 737, said Register's Office (as to 422 37th Avenue North, Nashville, Tennessee 37209; (3) Order for Demolition or Removal of Structures filed by Metro Government of record as Instrument No. 20030121-0008432, said Register's Office (as to 2721 Delaware Street, Nashville, Tennessee 37209); (4) Notice of Lien filed by Metro Government of record as Instrument No. 20030207-0017301, said Register's Office (as to 2415 Batavia Street, Nashville, Tennessee 37208); and (5) Metro Code Letters of record as Instrument Numbers 20040624-0075196 and 20050121-0008085, said Register's Office (as to 3305 Felicia Street, Nashville, Tennessee 37209).

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of July 7, 2005.

B. Anthony Saunders, Trustee/Substitute Trustee

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $655,000.00.

Leland D. Watts

Subscribed and sworn to before me, this 18th day of July, 2005.

NOTARY PUBLIC

SUSANNE C. PUGH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

July 29, 2006

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **B. Anthony Saunders, Trustee/Substitute Trustee**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of July, 2005.

Susanne C. Pugh
Notary Public

My commission expires:

July 29, 2006

SUSANNE C. PUGH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

SCHEDULE A
(Property Description)

PARCEL ONE:

Tract 1:

Being a part of a tract of land in the Plan of Buena Vista, as of record in Book 57, page 26, Register's Office for said County, and described according to a copy of a survey made by Steve Draper, dated October 22, 1964, as follows:

Beginning at the southwest corner of the property conveyed to Monroe Adams and wife, Pearl Adams of record in Book 871, page 655, Register's Office for Davidson County, Tennessee; thence with the east line of a 14' alley North 18 deg. 30 min. West 93 feet; thence with the north line of said Adams property North 73 deg. 38 min. East 65 feet; thence South 18 deg. 30 min. East 91.7 feet to the north line of Cecilia Avenue; thence South 72 deg. 30 min. West 65 feet to the beginning.

PROPERTY ADDRESS:
1102A Cecilia Avenue
Nashville, Tennessee 37208
TAX ID: Map 81-3, Parcel 178.01

Tract 2:

Being Lot No. 15 on the Map of T.J. Hardings Subdivision of Lot No. 6 on the Elizabeth Harding Lytle Tract, as of record in Book

PROPERTY ADDRESS:
745 22nd Avenue, North
Nashville, Tennessee, 37208
TAX ID: Map 92-7, Parcel 228

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 58 on the Map of the Map of the Subdivision of the W.R. Wilson Tract, as of record in Book 332, page 161, Register's Office for said County.

PROPERTY ADDRESS:
422 37th Avenue North
Nashville, Tennessee 37209
TAX ID: Map 92-9, Parcel 208

Tract 4:

Land in Davidson County, Tennessee, being Lot No. 78 on the Map of the Subdivision of the W.R. Wilson Tract, as of record in Book 332, page 161, Register's Office for said County. For a more complete description reference is hereby made to said Plan.

PROPERTY ADDRESS:
411 36th Avenue North
Nashville, Tennessee 37209
TAX ID: Map 92-9, Parcel 224

Tract 5:

Land in Davidson County, Tennessee, being Lot No. 77 on the Map of the Subdivision of the W.R. Wilson Tract, as of record in Book 332, page 161, Register's Office for said County. For a more complete description reference is hereby made to said Plan.

PROPERTY ADDRESS:
413 36th Avenue North
Nashville, Tennessee 37209
TAX ID: Map 92-9, Parcel 225

Tract 6:

Being Lot No. 75 on the Plan of W.R. Wilson Plan as of record in Book 332, page 161, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

PROPERTY ADDRESS:
417 36th Avenue North
Nashville, Tennessee 37209
TAX ID: Map 92-9, Parcel 227

AS TO PARCEL ONE, TRACTS 1-6, being the same property conveyed to Eaton Family Properties, Tennessee general partnership by Quitclaim Deed of record at Instrument No. 20020710-0082780, as corrected by Deed of Correction of record as Instrument No. 20030505-0059359, Register's Office for Davidson County, Tennessee.

PARCEL TWO:

Tract 1:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 14 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Plat Book 332, page 40, Register's Office for said County, to which reference is made for a more particular description.

PROPERTY ADDRESS:
1001 North 2nd Street
Nashville, Tennessee 37207
TAX ID: Map 082-03, Parcel 132

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan Resubdivision of the Wilcox Property, of record in Plat Book 421, page 42, Register's Office for said County, to which plan reference is made for a more complete description.

PROPERTY ADDRESS:
3305 Felicia Street
Nashville, Tennessee 37209
Map 092-09, Parcel 338

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 23 on the Map of C. W. Ashcroft's Subdivision No. 11 of the Boyd McNairy Tract, of record in Book 57, page 59, Register's Office for said County, to which plan reference is made for a more complete description.

PROPERTY ADDRESS:
2415 Batavia Street
Nashville, Tennessee 37208
TAX ID: Map 092-07, Parcel 208

Tract 4:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 28 on the Map of Eastmoreland Place, of record in Book 161, page 170, Register's Office, Davidson County, Tennessee and further described as follows:

Beginning at the northeast corner of the first alley east of Dickerson Pike and Eastmoreland Street; thence with the easterly margin of said alley, northwardly 140 feet, more or less, to the southerly margin of another alley; thence with said last mentioned alley, eastwardly 26 feet; thence southwardly 140 feet to the northerly margin of Eastmoreland Street; thence with said Street; westwardly 40 feet to the point of beginning.

PROPERTY ADDRESS:
101 Eastmoreland
Nashville, Tennessee 37207
TAX ID: Map 071-15, Parcel 89

Tract 5:

Land in Davidson County, Tennessee, being Lot No. 10, Block D, on the Map of M.S. Pilchers Resubdivision of Block D in M. B. - M. S. Pilchers Resubdivision, of record in Plat Book 57, page 151, amending Plat Book 57, page 91, Register's Office for said County, to which plan reference is made for a more complete description.

PROPERTY ADDRESS:
2721 Delaware Avenue
Nashville, Tennessee 37209
TAX ID: Map 092-10, Parcel 252

Tract 6:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of W. G. Bush tract, of record in Plat Book 421, page 24, Register's Office for said County, to which plan reference is made for a more complete description.

PROPERTY ADDRESS:
1212 Katie Avenue
Nashville, Tennessee 37207
Map 071-10, Parcel 111

Tract 7:

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 43 on the Plan of McGavock, Wetmore & Others First Addition to Nashville, called the Town of McGavock, of record in Plat Book 21, page 23, Register's Office for said County, to which plan reference is made for a more complete description.

PROPERTY ADDRESS:
1024 Scovel Street
Nashville, Tennessee 37208
TAX ID: Map 081-16, Parcel 241

Tract 8:

Land in Davidson County, Tennessee, being Lot No. 379 on the Plan of Oakwood Park, of record in Book 421, page 12, Register's Office for said County.

PROPERTY ADDRESS:
900 Montgomery Avenue
Nashville, Tennessee 37207
TAX ID: Map 082-04, Parcel 81

AS TO PARCEL TWO, TRACTS 1-8, being the same property conveyed to Eaton Family Properties, Tennessee general partnership, by Quitclaim Deed of record at Instrument No. 20030306-0029986, Register's Office for Davidson County Tennessee.

PARCEL THREE:

Land in Davidson County, Tennessee, being the north 21 feet of Lot Number 231 and the South 20 feet of Lot Number 232 on the Map of Oakwood Park as of record in Plat Book 421, Page 12, Register's Office for Davidson County, to which plan reference is made for a more complete description.

PROPERTY ADDRESS:
1115 N. 7th Street
Nashville, Tennessee 37207
TAX ID: Map 082-04, Parcel 46

AS TO PARCEL THREE, being the same property conveyed to Eaton Family Properties, LLC, a Tennessee general partnership, by Quitclaim Deed of record at Instrument No. 20031028-0158520, said Register's Office.

PARCEL FOUR:

Land in Davidson County, Tennessee, known as Lot 21, Block "B", on the Plan of H.B. and H.S. Pilchers Addition, of record in Plat Book 57, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

PROPERTY ADDRESS:
525 27th Avenue North
Nashville, Tennessee 37209
TAX ID: Map 092-10, Parcel 297

AS TO PARCEL FOUR, being the same property conveyed to Eaton Family Properties by deed of record as Instrument No. 20030312-0033086, said Register's Office.

AS TO ALL OF THE ABOVE-REFERENCED PARCELS, being the same property conveyed to Eaton Family Properties, LLC, a Tennessee Limited Liability Company, by deed of record at Instrument No. 20040205-0014428, said Register's Office. All of the above-referenced property descriptions are the same as those contained in the last deed of record.