Name and address of new owner for tax bills:
Leland D. Watts
First Nashville Realty Management
2819 Gallatin Road
Nashville, TN 37216

This Instrument Prepared by:
David G. Mangum
Attorney at Law
2303 Franklin Road
Nashville, TN 37204

Davidson County DEEDTRS
Recvd: 04/26/07 09:29 3 pgs
Fees:18.00 Taxes:135.05
20070426-0049694

MAP –PARCEL: 071-08-0 064.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated August 14, 2002, recorded in Instrument No.:20020822-0101526, Register's Office, Davidson County, Tennessee, **Ruelmer W. Parker, a single woman**, conveyed to Tim Williams, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated March 8, 2007, and recorded in Instrument No.:20070312-0030289, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum 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 David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 22 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Nashville Business Journal*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of March 23, March 30, and April 6, 2007, stating that on Friday, April 13, 2007 at 12:00 o'clock Noon, in the hallway just outside the Davidson County Register of Deeds Office located inside the Gaylord Entertainment Center at 501 Broadway, Downtown Nashville, 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, **David G. Mangum, Substitute Trustee**, offered said property for sale at public outcry and sold said property to **Leland D. Watts**, its successors and assigns for $36,500.00, 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, **David G. Mangum, Substitute Trustee**, do hereby bargain and sell, and by these

presents transfer and convey unto the said **Leland D. Watts**, (hereinafter referred to as Grantee), his heirs, successors and assigns, the following described property, to wit:

BEING the southerly 102-1/2 feet of Lot No. 57 on the Map of J.B. Haynes Oriental Subdivision as of record in Book 161, pages 26 and 27, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

DEED REFERENCE:
Being the same property conveyed to Ruelmer W. Parker, a single woman, by deed from Eric T. Berger and wife, Lisa J. Berger, dated February 6, 1997, recorded February 7, 1997, of record in Book 10343, page 184, Register's Office of Davidson County, Tennessee.

Also conveyed with this property is a 2003 Southern Homes Mobile Home, SP-647 Model 28 x 72 with a serial number of DSAL37597AB, which is permanently attached to this real property and made a part hereof.

MAP/PARCEL: 071-08-0 064.00
PROPERTY ADDRESS: 327 Prince Avenue, Nashville, TN 37207 as shown on the public records of the Assessor of Property for Davidson County, TN.

This description was taken from the Deed of Trust above-mentioned.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said 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 aforementioned Deed of Trust.

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 13th day of April, 2007.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, 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 Nashville, Tennessee, on this the 13th day of April, 2007.

Kay E. Farmer
Notary Public

My Commission Expires: 7-24-2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$36,500.00.**

Affiant

Subscribed and sworn before me, this 13th day of April, 2007.

Notary Public

My Commission Expires: 7-24-2010

File #63328