PICK-UP

**Name and Address of New Owner for Tax Bills:**
**Leland D. Watts**
**c/o First Nashville Realty Management**
**2819 Gallatin Road**
**Nashville, TN 37216**

Davidson County DEEDTRS
Recvd: 05/16/07 10:06 3 pgs
Fees:18.00 Taxes:99.03
20070516-0058463

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

**MAP/PARCEL: 133-16-0-A -24.00 CO**

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, under a Deed of Trust dated March 24, 2003, recorded in Instrument No. 20030326-0039488, Register's Office, Davidson County, Tennessee, **Jacquelyn A. Harris, unmarried**, conveyed to Lee A. Cohen, Trustee, the hereinafter described property to secure the therein mentioned indebtedness to John D. Barnes and wife, Sallye P. Barnes; and

WHEREAS, by instrument dated February 5, 2007, and recorded in Instrument No. 20070411-0043103, said Register's Office, said deed of trust was assigned to Leland D. Watts; and

WHEREAS, by instrument dated April 13, 2007, and recorded in Instrument No. 20070413-0044827, said Register's Office, 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 *The Nashville Business Journal*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of April 20, April 27 and May 4, 2007, stating that on Friday, May 11, 2007, at 12:00 o'clock Noon, in the hallway outside the entrance to the Davidson county Register of Deeds Office located inside the Gaylord Entertainment Center, 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,** his heirs, successors and assigns for $26,766.00, 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:

LAND in Davidson County, Tennessee, being Unit D-5 of Barcelona Condominium n/k/a Harding Glen Condominium, established by Master Deed of record in Book 6400, page 801, as amended of record in Book 11509, Page 965, Register's Office for Davidson County, Tennessee.

DEED REFERENCE:
BEING the same property conveyed to Jacquelyn A. Harris, unmarried, by deed from John D. Barnes and wife, Sallye P. Barnes of record in Instrument No. 20030326-0039487, Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to Land Use Restriction Agreement of record in Book 8861, page 75, said Register's Office and any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This description was taken from the previous deed of record as well as from the deed of trust previously mentioned.

TAX MAP-PARCEL NO.: 133-16-0-A 024.00 CO
PROPERTY ADDRESS: 270 Tampa Drive, Unite D-5, Nashville, Tennessee, as shown on the tax maps for the Assessor of Property for Davidson County, TN.

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 11th day of May, 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 11th day of May, 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 $26,766.00.

Affiant

Subscribed and sworn before me, this 11th day of May, 2007.

Notary Public

My Commission Expires: 7-24-2010

File #63430