This instrument prepared by:
J. PHILLIP JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID# 133 15 0A 074.00
320 WELCH ROAD # M-4
NASHVILLE, TN 37211

NO MORTGAGE
New Owner - Send Tax Bills:
LELAND D. WATTS
2819 GALLATIN RD.
NASHVILLE, TN 37216

BILL GARRETT, Davidson County
Trans:T20090084380 DEEDTRS
Recvd: 12/15/09 09:28 2 pgs
Fees:13.00 Taxes:49.63
20091215-0114103

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **AUGUST 1, 1987, ATTORNEYS TITLE COMPANY, INC.** was named Trustee in a Deed of Trust of even date executed by **B & W INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF JAMES WOOLEMS (A/K/A JIM WOOLEMS) AND ALEX W. BONNER (A/K/A ALEX BONNER)**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$22,000.00**, principal and interest at **8.0000%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 7393, PAGE 866 AS RE-RECORDED IN BOOK 7431, PAGE 589** in the Register's Office for **DAVIDSON** County, Tennessee; **SAID DEED OF TRUST SUBSEQUENTLY ASSUMED BY CALVIN F. HARMER BY ADJUSTABLE MORTGAGE LOAN ASSUMPTION AND MODIFICATION AGREEMENT WITHOUT RELEASE DATED MAY 17, 1990 AND RECORDED IN BOOK 8116, PAGE 272** in the Register's Office for **DAVIDSON** County, Tennessee and;

WHEREAS, **J. PHILLIP JONES** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20091105-0102189** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES**, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: **OCTOBER 30, 2009/ NOVEMBER 6, 2009/ NOVEMBER 13, 2009** in **THE DAVIDSON A.M.**, a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on **FRIDAY, NOVEMBER 20, 2009 AT 3:00 P.M. ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE**, I, **J. PHILLIP JONES**, individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **LELAND D. WATTS, 2819 GALLATIN RD., NASHVILLE, TN 37216**, submitted the highest and best bid in the amount of **$13,413.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **LELAND D. WATTS**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

UNIT M-4, OF PAGODA CONDOMINIUM CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101 ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6111, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF PAGODA CONDOMINIUM SET FORTH IN EXHIBIT A-2 OF SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION (ERRONEOUSLY "INDETIFICATION" IN PRIOR DESCRIPTION) AND DESCRIPTION OF SUCH UNIT.

BEING PART OF THE SAME PROPERTY CONVEYED TO CALVIN F. HARMER AND B & W INVESTMENTS, A TENNESSEE PARTNERSHIP COMPRISED OF JIM WOOLEMS (A/K/A JAMES WOOLEMS) AND ALEX BONNER (AKA ALEX W. BONNER), BY WARRANTY DEED DATED APRIL 30, 1990 OF RECORD IN BOOK 8116, PAGE 280, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING PART OF THE SAME PROPERTY CONVEYED FROM JIM WOOLEMS (A/K/A JAMES WOOLEMS) AND ALEX BONNER (AKA ALEX W. BONNER) TO CALVIN F. HARMER BY QUITCLAIM DEED DATED JANUARY 14, 2005 OF RECORD IN INSTRUMENT NO. 20050114-0005472, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 320 WELCH ROAD, # M-4, NASHVILLE, TN 37211.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **LELAND D. WATTS**, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on **NOVEMBER 20, 2009.**

J. PHILLIP JONES
Substitute Trustee

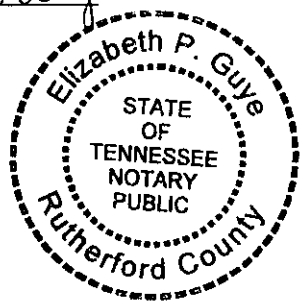
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES**, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on **NOVEMBER 20, 2009.**

Elizabeth P. Guye
Notary Public

My Commission Expires: 1/21/2013



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$13,413.00**

Affiant

Subscribed and sworn to before me, this **20th day of NOVEMBER, 2009.**

Elizabeth P. Guye
Notary Public

My Commission Expires: 1/21/2013

