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Prepared by:
Esquire Title & Escrow, Inc.
Suite 200
30 Burton Hills Blvd
Nashville, TN 37215
Map & Parcel: 07115020700

NO MORTGAGE
New Owner - Send Tax Bills:
David C. Watkins & Geneva Watkins
2427 Inga Street
Nashville, Tennessee 37206

SUBSTITUTION TRUSTEE'S DEED

WHEREAS on December 27, 1995, Ronald E. Underwood was named Trustee in a Deed of Trust of even date executed by **Donald E. Fleet** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$59,500.00** principal and interest on the unpaid balance, said Deed of Trust being recorded in **Book 9905, Page 763,** in the Register's Office for **DAVIDSON** County, Tennessee: and

WHEREAS, I. DYKE TATUM, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20120703-0058387,** in the Register's Office for **DAVIDSON** County, Tennessee; **I. DYKE TATUM,** Substitute Trustee, at the request of the holder of said indebtedness, and under 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: **August 3, 2012 and August 10, 2012 and August 17, 2012** in the Davidson AM, a paper 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 and public announcement on **August 27, 2012, AT 1:00 P.M., (LOCAL TIME) AT 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,** 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 **David C. Watkins and wife, Geneva Watkins** submitted the highest and best bid in the amount of **$51,000.00.**

NOW THEREFORE, in consideration of the premises I, **I.DYKE TATUM**, Substitute Trustee, do hereby sell, transfer and convey to **David C. Watkins and wife, Geneva Watkins**, their successors and assigns in fee simple, and in bar of all equities above mentioned, the following describes real property, to wit:

Being Lots Nos. 121 and 122 on the plan of the Highland Land Company's Subdivision of record in Book 421, page 14, Register's office for Davidson County, Tennessee

Said Lots Nos. 121 and 122 adjoin and front together 50.0 feet on the westerly margin of Stainback Avenue and run back between parallel lines 175.0 feet to an alley.

Being the same property conveyed to Donald E. Fleet, unmarried by deed dated December 27, 1995 from David C. Watkins and wife, Geneva Watkins of record in Book 9905, Page 760, Register's Office for Davidson County, Tennessee.

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

IMPROVED AND KNOWN AS: 1304 Stainback Avenue, Nashville, Tennessee 37206

I, **I DYKE TATUM**, Substitute Trustee, convey to **David C. Watkins and wife, Geneva Watkins** 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 and individual.

BILL GARRETT, Davidson County
Trans:T20120065494 DEEDTRS
Recvd: 08/31/12 11:20 2 pgs
Fees:13.00 Taxes:188.70
20120831-0078917

Witness my hand and official seal at **NASHVILLE**, Tennessee, **this 27th day of August, 2012.**

I. DYKE TATUM
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 **I. DYKE TATUM**, 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 **NASHVILLE**, Tennessee, **this 27th day of August, 2012.**

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____
My Commission Expires NOV. 5, 2014

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

The actual consideration or value, whichever is greater for this transfer is 51,000.00.

Subscribed and sworn to before me, this 27th day of August, 2012.

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____
My Commission Expires NOV. 5, 2014