THIS INSTRUMENT PREPARED BY:
Larry R. Williams
Attorney at Law
14th Floor
Nashville City Bank Building
Nashville, Tennessee 37201

BOOK 5366 PAGE 920

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Roy S. Nicks, et ux. 4420 Shephard Place Nashville, Tennessee	Same	147-16-0

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 14, 1973, which Deed of Trust is of record in Book 4719, Page 724, Register's Office for Davidson County, Tennessee, Haines W. Oatman, Jr., and wife, Beverly G. Oatman, conveyed to Richard D. Cahoy, Trustee, the hereinafter described real property to secure a note described in said Deed of Trust, and

WHEREAS, by instrument of record in Book 5351, Page 773, Register's Office for Davidson County, Tennessee, Larry R. Williams was appointed by Boyle Mortgage Company, the lawful owner and holder of the note secured by the aforesaid Deed of Trust, as substitute Trustee in place and instead of the aforesaid Richard D. Cahoy, and

WHEREAS, default having been made in the terms, conditions, and payments of said note and Deed of Trust and accordingly at the request of the holder of said indebtedness, I, Larry R. Williams, Substitute Trustee, under and by virtue of the powers vested in me as Substitute Trustee in said Deed of Trust, did advertise the hereinafter described real property as required by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications of notice of Substitute Trustee's sale in the Nashville Record, giving notice of the time, place, and terms of sale, said notices appearing in said paper on October 26, 1978, November 2, 1978, and November 9, 1978, said newspaper being published in Davidson County, Tennessee. Said sale was advertised 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 advertisements I, Larry R. Williams, Substitute Trustee, did on Friday, November 17, 1978, at 12:00 o'clock, noon, at the south door at the Davidson County Courthouse in Nashville, Tennessee, offer for sale at public auction to the highest bidder for cash the herein described real property and in bar of the herein described equities as provided in said Deed of Trust and at which time after receiving

competitive bids, sold said property to Roy S. Nicks and wife, Barbara J. Nicks, at the price of Thirty Thousand Four Hundred & NO/100 ($30,400.00) Dollars, this being the last and highest bid.

NOW, THEREFORE, for and inconsideration of the premises, I, Larry R. Williams, do hereby sell, transfer, and convey to Roy S. Nicks and wife, Barbara J. Nicks, their heirs, successors, and assigns forever, in fee simple and in bar of all equities above mentioned the following described tract or parcel of land in Davidson County, Tennessee, and more particularly described as follows:

> Being Lot No. 212 on the Plan of Fairlane Park, Section 3, as of record in Book 2331, Page 146, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.
>
> And being the same property conveyed to Haines W. Oatman, Jr., and wife, Beverly G. Oatman, by deed from Patricia H. Hudgens (Torlay) of record in Book 4719, Page 722, Register's Office of Davidson County, Tennessee.
>
> And also being the same property conveyed to Richard D. Cahoy, Trustee, by Deed of Trust from Haines W. Oatman, Jr., and wife, Beverly G. Oatman, of record in Book 4719, Page 724, Register's Office for Davidson County, Tennessee.

I, Larry R. Williams, Substitute Trustee, do hereby convey to Roy S. Nicks and wife, Barbara J. Nicks, all the rights conveyed to me as such Substitute Trustee, including all covenants and warranties as I, as Substitute Trustee may lawfully make, all my actions in the premises are done solely as Substitute Trustee and not otherwise, and under power vested in me under the deed herein referred to and not as an individual. This sale is subject to any and all unpaid taxes, restrictive covenants, easements, and setback lines, any and all redemptions rights, including rights of redemption of any government agency, state or federal, and any and all other prior liens or encumbrances against said property.

IN WITNESS WHEREOF, I have hereunto set my hand on this 21st day of November, 1978.

Larry R. Williams, Substitute Trust.
LARRY R. WILLIAMS, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jane Ann Fisk, a Notary Public in and for the County and State, the within named LARRY R. WILLIAMS, 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, this 21st day of November, 1978.

Jane Ann Fisk
NOTARY PUBLIC

My commission expires:

10-18-81

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5366 PAGE 922

The actual consideration of value for this transfer, whichever is greater, is Thirty Thousand Four Hundred & NO/100 ($30,400.00) Dollars.

AFFIANT

Sworn to and subscribed before me this 21 day of November, 1978.

NOTARY PUBLIC

My commission expires:

5/1/79

NOTARY PUBLIC AT LARGE STATE OF TENN.

IDENTIF. REFERENCE

Nov 22 10 08 AM '78

FELIX Z. HASKINS REGISTER
DAVIDSON COUNTY, TENN.

F. 0. 1. 5. 2. 2.

NOV22 78	CONV	30,400.00				
NOV22 78 S'TAX			B*	79.04		
NOV22 78 PR'FEE			B*	.50		
NOV22 78	W'DEED		B*	6.00	*	85.54