Goodlettsville, Tennessee 37072

BOOK 5612 PAGE 894

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.
BANK OF GOODLETTSVILLE 100 Main Street Goodlettsville, TN 37072	SAME	Map 14 Parcel 21.1 38950 14D

mej

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 18th day of August, 1979, G. G. Garrett, Jr., was named Trustee by Deed of Trust dated August 18, 1979, executed by James F. Howell, Jr., and wife, Sharon Howell, conveying to him as Trustee, the real estate hereinafter described, said Deed of Trust being executed to secure to the Bank of Goodlettsville, 100 Main Street, Goodlettsville, Tennessee, the payment of one Note of even date in the original principal amount of Thirty-Eight Thousand Six Hundred Ninety-Nine and 61/100 ($38,699.61) Dollars, payable with terms and provisions as provided therein, said Deed of Trust being recorded in Book 5485, Page 197, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Judy P. Adkins was appointed Substitute Trustee under the said Deed of Trust hereinabove described by instrument of record in Book 5595, Page 122, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made under the terms and provisions of the said Deed of Trust and Note and notice was properly given to the said James F. Howell, Jr., and wife, Sharon Howell, and they having failed to abide by the terms and provisions of the said Deed of Trust; and,

WHEREAS, I, Judy P. Adkins, Substitute Trustee, at the request of the holder of the said indebtedness and under and by virtue of the powers vested in me under the Deed of Trust and instruments hereinabove referred to and described, advertised the said real estate as required by law by the terms of the said Deed of Trust and instruments by giving thirty (30) days' notice by four (4) successive publications, namely May 1, 1980; May 8, 1980; May 15, 1980; and May 22, 1980, in the Nashville Record, a newspaper

published at Nashville, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in the said Deed of Trust. Pursuant to said advertisement, on the 5th day of June, 1980, at 11:15 A.M., at the south door of the Davidson County Courthouse in Nashville, Tennessee, I, Judy P. Adkins, 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 hereinabove equities as provided in said Deed of Trust, subject to all restrictions, restrictive covenants, easements, setback lines, unpaid real estate taxes, and any and all prior mortgages and liens of record, at which time the Bank of Goodlettsville submitted the highest and best bid in the amount of Forty-Three Thousand Two Hundred Eighty-Four and 97/100 ($43,284.97) Dollars.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Judy P. Adkins, Substitute Trustee, do hereby sell, transfer and convey to the Bank of Goodlettsville, 100 Main Street, Goodlettsville, Tennessee, its successors and assigns, in fee simple and in bar of all of the equities hereinabove mentioned, the following described real estate, to-wit:

> Land in the 14th Civil District of Davidson County, Tennessee, being Lot No. 22 on the Plat showing Highland Heights Subdivision, not of record, being part of the A. J. Williams tract described according to a survey made by Hickerson-Miller, Engineers-Surveyors, as follows: Lot No. 22: BEGINNING at a point in the easterly margin of Harper Road, said point being 1,279.5 feet north of the center line of Highway No. 112; thence with the margin of said road, northerly 100 feet to the common corner of Lots Nos. 21 and 22; thence with the line between said two lots easterly 435 feet to a point; thence southerly 100 feet to the common rear corner of Lots Nos. 23 and 22; thence westerly 435 feet to their common front corner, the point of beginning.
>
> BEING the same property conveyed to James F. Howell, Jr., and wife, Sharon Howell, by deed from Catherine H. McGee of record in Book 5362, Page 378, Register's Office for Davidson County, Tennessee.

I, Judy P. Adkins, Substitute Trustee, convey to the Bank of Goodlettsville all of the rights conveyed to me as said Substitute Trustee in the said Deed of Trust and instruments including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all of my actions in the premises being solely as Substitute Trustee and not otherwise under the powers vested in me under said Deed of Trust hereinabove referred to and not as an individual.

Witness the 12th day of June, 1980.

F.9.3.4.8.3

IDENTIF. REFERENCE

JUN 16 8 49 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Judy P Adkins
JUDY P. ADKINS, 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 JUDY P. ADKINS, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 12th day of June, 1980.

Sue Hudgens
NOTARY PUBLIC

SUE HUDGENS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 10-15-83

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $ 43,284.97 .

AFFIANT

Subscribed and sworn to before me, this the 12th day of June, 1980.

Sue Hudgens
NOTARY PUBLIC

SUE HUDGENS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 10-15-83

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			43284.97-	CO
			112.60	CO TX
			.30	PRFEE
			5.00	MDEED
			CHECK	43402.87-
427?AD6/16/80			BAL	.0?

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 9 3 4 8 3

IDENTIF. REFERENCE

JUN 16 8 49 AM '80

FELIX Z. WILSON - REGISTER
DAVIDSON COUNTY, TENN.

No. 762758