THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 New Long Hollow Pike
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.
CLARA MAE MINTON 1310 Dickerson Rd., South Goodlettsville, TN 37072	SAME	Map 32 Parcel 37 10D-31590

BOOK 5615 PAGE 934

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 5th day of March, 1977, G. G. Garrett, Jr., was named Trustee by Deed of Trust of even date executed by Roger Minton, a single man, 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 Twenty-Eight Thousand Three Hundred Twenty-Seven and 80/100 ($28,327.80) Dollars, payable as provided therein, said Deed of Trust being of record in Book 5121, Page 592, 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 5578, Page 241, 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 Roger Minton, and he 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 and by the terms of the said Deed of Trust by giving thirty (30) days' notice by four (4) successive publications, namely March 20, 1980; March 27, 1980; April 3, 1980; and April 10, 1980, in the Nashville Record, a newspaper published at Nashville, Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption,

Mail to:
Bank of Goodlettsville
100 Main St
Goodlettsville, TN 37072

dower and homestead as provided in the said Deed of Trust, foreclosure sale to be held at the south door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 A.M. on April 24, 1980; and,

WHEREAS, subsequent to the execution of the said Deed of Trust, Roger Ray Minton married Patricia Dawn Minton; and,

WHEREAS, by Final Decree in the Fifth Circuit Court for Davidson County, Tennessee, in the case of Roger Ray Minton versus Patricia Dawn Minton, Docket Number 95576, the said real property was divested out of Roger Ray Minton and vested in Roger Ray Minton and Patricia Dawn Minton as tenants in common; and,

WHEREAS, the said Roger Ray Minton and Patricia Dawn Minton were notified of the foreclosure sale; and,

WHEREAS, a Restraining Order was issued on April 23, 1980, restraining the Substitute Trustee, Judy P. Adkins, from holding the foreclosure sale at 11:00 A.M. on April 24, 1980, upon the Petition of Patricia Dawn Minton filed in the Fifth Circuit Court for Davidson County, Tennessee; and,

WHEREAS, a hearing was held in the Fifth Circuit Court for Davidson County, Tennessee, in the cause of Roger Ray Minton versus Patricia Dawn Minton, Docket No. 95576, before the Honorable Steven North, Judge, to determine why the said foreclosure sale should not be held and to determine all other matters in controversy; and,

WHEREAS, certain agreements were entered into by all parties concerned allowing Patricia Dawn Minton to purchase the property in question by certain cash payments to be made on or before June 15, 1980, but in the event said options were not exercised then Judy P. Adkins, as Substitute Trustee for the Bank of Goodlettsville under its Deed of Trust of record in Book 5121, Page 592, Register's Office for Davidson County, Tennessee, shall hold a foreclosure sale of the said property at 10:00 A.M. on June 16, 1980, at the south door of the Nashville, Davidson County, Metropolitan Courthouse in Nashville, Tennessee, pursuant to the provisions of the Notice of Foreclosure heretofore published in the Nashville Record as hereinabove

set forth and that the parties, by their signatures, waive further notice and publication for said foreclosure, and that each party should be free to bid at the said foreclosure sale free from all other equities and the purchaser of the said property at such foreclosure sale shall buy the same free from any claim, demand or action by any other party in that cause, in law or in equity; and,

WHEREAS, the said Patricia Dawn Minton failed to exercise her option to buy the said property on or before June 15, 1980; and,

WHEREAS, 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 her under the Deed of Trust and instruments hereinabove referred to and pursuant to the Order of the Fifth Circuit Court for Davidson County, Tennessee, rendered on May 9, 1980, did at 10:00 A.M. on the 16th day of June, 1980, at the south door of the Nashville, Davidson County, Metropolitan Courthouse in Nashville, Tennessee, offer 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, Clara Mae Minton submitted the highest and best bid in the amount of Twenty-Seven Thousand Two Hundred Eighty-Two and 69/100 ($27,282.69) Dollars.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Judy P. Adkins, Substitute Trustee, do hereby sell, transfer and convey to Clara Mae Minton, 1310 Dickerson Road, South, Goodlettsville, Tennessee, her heirs 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 10th Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, dated November 6, 1962, and additional survey dated November 18, 1966, as follows:

BEGINNING at a point in the center of Campbell Road, at the southwest corner of Lot No. 4, on the Plan of the Cole Lands, as of record in Book 58, page 547, Register's Office for said County; thence along the westerly line of said lot and along a fence, north 1° east 520 feet to a point; thence leaving said line, north 89° west 373 feet to an iron; thence south 10° west 223.5 feet to a 6-inch elm; thence south 20° east 110.8 feet to a stake; thence south 1° 30' west 279 feet to a bolt in the center of Campbell Road; thence with the center of the same, as follows: North 55° 30' east 71 feet to a point; thence north 70° east 100 feet to a point; north 83° east 100 feet to a point; south 89° east 127 feet to the point of beginning, containing 4.8 acres, more or less. BEING the same property conveyed to Charles Henry James and wife, Frances Ophelia James, by deed from James E. Charlton and wife, Mildred Willis Charlton, of record in Book 4101, page 23, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Roger Minton, by deed from Charles Jefferey James and Jennifer Lee James Carlson, Co-Conservators, for Frances Ophelia James, and Charles Henry James, of record in Book 5121, Page 589, Register's Office for Davidson County, Tennessee.

I, Judy P. Adkins, Substitute Trustee, convey to Clara Mae Minton 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 the said Deed of Trust hereinabove referred to and not as an individual.

This conveyance is made subject to all restrictions, restrictive covenants, easements, setback lines, unpaid real estate taxes and any and all prior mortgages and liens of record.

This the 20th day of June, 1980.

Judy P Adkins

JUDY P. ADKINS, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE:

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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 20th day of June, 1980.

Sue Hudgens
NOTARY PUBLIC

My commission expires: 10-15-83

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $ 27,282.69 .

Clara Mae Watson
AFFIANT

Subscribed and sworn to before me, this the 20th day of June, 1980.

Sue Hudgens
NOTARY PUBLIC

My commission expires: 10-15-83

F 9 4 6 3 4

IDENTIF. REFERENCE

JUN 23 2 07 PM '80

FELIX Z. WILSON CLERK
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

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FOR _____

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
			27282.69- CO	
			70.98 CO TX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK 86.48-	
5776A06/23/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 94634

IDENTIF. REFERENCE

T

JUN 23 2 07 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 764204