mail

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.
BANK OF GOODLETTSVILLE Executor for the Estate of Robert Russell Birdwell 100 Main Street Goodlettsville, TN	Same	Map 7 Parcel 3

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SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 25th day of July, 1978, Charles D. Wilson was named Trustee by Deed of Trust dated July 25, 1978, executed by Willie Warpool and wife, Edith Warpool, conveying to him as Trustee, the real estate hereinafter described, said Deed of Trust being executed to secure to Robert Russell Birdwell the payment of one Note of even date in the original principal amount of Sixteen Thousand Dollars ($16,000.00), payable with terms and provisions as provided therein, said Deed of Trust being recorded in Book 5325, page 552, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Robert Russell Birdwell died on October 9, 1979, leaving a Last Will and Testament dated August 22, 1979, naming the Bank of Goodlettsville as the Executor of his estate; and,

WHEREAS, Homer R. Ayers was appointed Substitute Trustee under the said Deed of Trust hereinabove described by instrument of record in Book 5708, Page 908, 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 Willie Warpool and wife, Edith Warpool, and they having failed to abide by the terms and provisions of the said Deed of Trust; and,

WHEREAS, I, Homer R. Ayers, 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 three (3) successive publications, namely February 12, February 19, and February 26, 1981, 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 10th day of March, 1981, at 11:00 a.m., at the south door of the Davidson County Courthouse in Nashville, Tennessee, I, Homer R. Ayers, 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 Ten Thousand Dollars ($10,000.00).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to the Bank of Goodlettsville, 100 Main Street, Goodlettsville, Tennessee, Executor of the Estate of Robert Russell Birdwell, 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 10th Civil District of Davidson County, Tennessee, as described in an unrecorded survey made by Charles R. Simmons on January 27, 1976, to wit:
>
> BEGINNING at a spike on the east margin of U.S. Highway 41 and in the center of a gravel road entering the Birdwell property; thence along said Highway N 25° 10' W 660.0 feet to the southwest corner of the Lyles property; thence S 78° E 740.00 feet to a point at the Birdwell east line

fence; thence S 45° W 625 feet to the beginning spike; containing 4.59 acres more or less.

BEING part of the same property conveyed to Robert Russell Birdwell and wife, Pauline Birdwell, by the following deeds, wherein the seven heirs conveyed an undivided 1/7 interest: by Lillie May Coggins Lewis, Campbell Coggins and Chesley Coggins by deed of record in Book 2249, page 585; by deed from Mattie Coggin of record in Book 2486, page 362; by deed from Alberta Coggin Greer and Mary Martha Coggin of record in Book 2095, page 60; and by deed from Thomas Coggin of record in Book 2249, page 576; all Register's Office for Davidson County, Tennessee.

AND BEING part of the property conveyed to Robert Russell Birdwell by deed from Pauline Birdwell of record on June 10, 1968, in Book 4241, page 550, Register's Office for Davidson County, Tennessee.

I, Homer R. Ayers, 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 includng 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.

THIS the 1st day of April, 1981.

HOMER R. AYERS, 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 Homer R. Ayers, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as said Substitute Trustee for the purposes therein contained.

WITNESS my hand and official seal, this the 1st day of April, 1981.

Rebecca L. Sanders
NOTARY PUBLIC

My Commission Expires: [illegible]

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

AFFIANT

Subscribed and sworn to before me, this the 1st day of April, 1981.

NOTARY PUBLIC

My Commission Expires: 5/21/82

3360 51

IDENTIF. REFERENCE

APR 3 1 55 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

8528 04/03 38.50- CHECK

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

10000.00- CO
26.00 CO TX
.50 PRFEE
12.00 WDEED
CHECK 38.50-
8526A04/03/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

336051

IDENTIF. REFERENCE

APR 3 1 55 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 815088