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.:
SARAH W. TINNON 301 Moss Trail Goodlettsville, TN 37072	Same	Map 33-4 Parcel 27 GO 03625

SUBSTITUTE TRUSTEE'S DEED

BOOK 5864 PAGE 103

WHEREAS, on the 11th day of April, 1975, G. G. Garrett, Jr. was named Trustee by Deed of Trust dated April 11, 1975, executed by Lillie Florence Bass, a single woman, conveying to him as Trustee, the real estate hereinafter described, said Deed of Trust being executed to secure to the Bank of Goodlettsville the payment of one Note of even date in the original principal amount of Twenty Six Thousand Dollars ($26,000.00), payable with terms and provisions as provided therein, said Deed of Trust being recorded in Book 4903, Page 557, 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 5788, Page 277, 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 Lillie Florence Bass, and she 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 February 19, 1982, February 26, 1982, March 5, 1982, and March 12, 1982, 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, dower and homestead as provided in the said Deed of Trust. Pursuant to said advertisement, on the 17th day of March, 1982, at 11:00 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 Sarah W. Tinnon submitted the highest and best bid in the amount of Twenty-Six Thousand Dollars ($26,000.00).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Judy P. Adkins, Substitute Trustee, do hereby sell, transfer and convey to Sarah W. Tinnon, her heirs and assigns, in fee simple and in bar of all of the equities hereinabove mentioned, the following described real estate, to-wit:

BEING Lot No. 23 on the Plan of Goodlettsville Heights, Section III, as of record in Book 1835, page 98, Register's Office for Davidson County, Tennessee.

SAID Lot No. 23 fronts 90 feet on the southerly side of Draper Drive and runs back 246.5 feet on the easterly line and 280.0 feet on the westerly line to a line in the rear, on which it measures 140.3 feet.

BEING the same property conveyed to Lillie Florence Bass, an unmarried woman, by deed from Kenneth Ray Carney and wife, Cornelia W. Carney, of record in Book 4903, page 555, Register's Office for Davidson County, Tennessee.

SAME BEING 111 Draper Drive, Goodlettsville, Tennessee.

IDENTIFICATION
MAR 22 10 01 AM '82
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

30409

I, Judy P. Adkins, Substitute Trustee, convey to Sarah W. Tinnon 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.

This the 17th day of March, 1982.

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, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument as said Substitute Trustee for the purposes therein contained.

WITNESS my hand and official seal at office, this the 17th day of March, 1982.

Sue Hedgens
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 $26,000.00.

X Sarah W. Tinnon
AFFIANT

Sworn to and subscribed before me, this the 17th day of March, 1982.

Lynn Cashion
NOTARY PUBLIC

My Commission Expires: 1/14/86

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5864 PAGE 106

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			2600.00- CO	
			67.60 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	77.10-
7940A03/22/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38409

IDENTIF. REFERENCE

MAR 22 10 01 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 872249