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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Necie Williams Patterson Route #2, Box 538 Goodlettsville, TN 37072	Same	Map 2 Parcel 1-24 10D 23315

SUBSTITUTE TRUSTEE'S DEED

THIS DEED, made and entered into on the 17th day of August, 1982, by and between JUDY P. ADKINS, acting as Substitute Trustee, as hereinafter stated, and NECIE WILLIAMS PATTERSON, both of the County of Davidson and State of Tennessee;

W I T N E S S E T H :

WHEREAS, David Hooten and wife, Pauline Hooten, executed to G. G. Garrett, Jr., Trustee, a Deed of Trust dated the 28th day of February, 1975, and recorded in Book 4894, page 646, in the Office of the Register of Deeds of Davidson County, conveying certain real property in Davidson County, Tennessee, as therein described, to secure to the Bank of Goodlettsville, it successors and assigns, one note in the original principal amount of Sixteen Thousand Nine Hundred Sixty-seven and 44/100 Dollars ($16,967.44), payable with terms and provisions as therein provided; and,

WHEREAS, the said Deed of Trust was thereafter modified by Modification Agreement executed on the 15th day of November, 1980, by David Hooten and wife, Pauline A. Hooten, said Agreement being of record in Book 5681, page 276, in the Office of the Register of Deeds for Davidson County, Tennessee; and,

WHEREAS, on the 14th day of October, 1981, by Warranty Deed of record in Book 5816, page 873, Register's Office for Davidson County, Tennessee, David Hooten and wife, Pauline A. Hooten, conveyed to Space Age Products, Inc., a Tennessee corporation, the real property described in the said Deed of Trust, and Space Age Products, Inc. thereafter assumed the indebtedness of David Hooten and wife, Pauline A. Hooten, under the said Deed of Trust; and,

WHEREAS, Judy P. Adkins was appointed Substitute Trustee under the said Deed of Trust and Modification Agreement hereinabove described by instrument of record in Book 5866, page 569, 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 Space Age Products, Inc., and the said Space Age Products, Inc. having failed to abide by the said terms and provisions of the said Deed of Trust and Modification Agreement; 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 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 on July 15, 1982, July 22, 1982, July 29, 1982, and August 5, 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; and, pursuant to the said advertisement, on the 17th day of August, 1982, at 11:00 a.m., at the south door of the Davidson County Courthouse in Nashville, Tennessee, the said 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 said 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 Necie Williams Patterson submitted the highest and best bid in the amount of Twenty-one Thousand Six Hundred Eighty-two Dollars ($21,682.00); and,

WHEREAS, both of the parties hereto were aware that the real property described and set forth in the Deed of Trust of record

in Book 4894, page 646, said Register's Office, was improperly described, and the Grantee hereunder, Necie Williams Patterson, was fully aware that said property was improperly described in the said Deed of Trust and in the said Notice of Foreclosure, and, with that knowledge, she made her bid; and,

WHEREAS, following the said sale, Necie Williams Patterson caused a survey to be made of that property actually owned by Space Age Products, Inc. and requested that the conveyance herein be made based upon said survey.

NOW, THEREFORE, for and in consideration of the premises shown, I, Judy P. Adkins, Substitute Trustee, do hereby sell, transfer and convey to Necie Williams Patterson, her heirs and assigns, in fee simple and in bar of all the equities hereinabove mentioned, the following described real estate, to wit:

> BEGINNING at an iron pin in the southerly right-of-way of East End Road, said pin being 15 feet from the centerline of said road and at the intersection of the easterly boundary line of property owned by Charles E. Binkley and wife, Anne S. Binkley, as recorded in Deed Book 2539, page 482, Register's Office of Davidson County, Tennessee, with said right-of-way; thence, with said right-of-way, S 67° 31' 20" E 229.48 feet to an iron pin; thence, leaving said right-of-way, with the westerly boundary line of property owned by Edward G. Binkley as recorded in Deed Book 5199, page 880, said Register's Office, S 3° 35' 40" W 716.46 feet to an iron pin; thence, leaving said boundary line with the northerly boundary line of property owned by Darrell Lyle et ux, as recorded in Deed Book 5561, page 805, said Register's Office, N 86° 24' 20" W 148.50 feet to an iron pin, said pin being the southeast corner of said Charles E. Binkley property; thence, with said Binkley's easterly boundary line, N 1° 22' 00" W 793.71 feet to the beginning, containing 3.13 acres.
>
> BEING all or part of the same property conveyed to Space Age Products, Inc. by deed from David Hooten and wife, Pauline A. Hooten, of record in Book 5816, page 873, Register's Office for Davidson County, Tennessee, and being all or part of that property conveyed to G. G. Garrett, Jr., Trustee, under a Deed of Trust executed by David Hooten and wife, Pauline A. Hooten, of record in Book 4894, page 646, as modified.

I, Judy P. Adkins, Substitute Trustee, convey to Necie Williams Patterson 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.

Further, I, Judy P. Adkins, Substitute Trustee, joined by the Bank of Goodlettsville, a Tennessee banking corporation, do hereby quitclaim and convey to Necie Williams Patterson, her heirs and assigns, any and all right, title or interest which I, Judy P. Adkins, or the Bank of Goodlettsville, now has or ever had in and to the following described real property in Davidson County, Tennessee, to wit:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described as follows:

BOUNDED on the north by East End Road and Tract No. 1 of that property described as Tract No. 1 in the deed of record in Book 4078, page 515, Register's Office for Davidson County, Tennessee, conveying said property to Wilburt A. Shively and wife, Annie Lucille Shively; on the west by Binkley and said Tract No. 1; on the south by Cardwell (or Coggin heirs); and on the east by Crawford, and containing 6 acres, more or less.

BEING the same property conveyed to David Hooten and wife, Pauline A. Hooten, by deed from Wilburt A. Shively and wife, of record in Book 4275, page 956, Register's Office for Davidson County, Tennessee.

THIS the 30th day of August, 1982.

Judy P Adkins
JUDY P. ADKINS, Substitute Trustee

BANK OF GOODLETTSVILLE
100 Main Street
Goodlettsville, Tennessee 37072
By: Hugh B. Travis EVP

Necie Williams Patterson
NECIE WILLIAMS PATTERSON

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, 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 30th day of August, 1982.

NOTARY PUBLIC

My Commission Expires: 1-20-85

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 Necie Williams Patterson, 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 30th day of August, 1982.

NOTARY PUBLIC

My Commission Expires: 1-20-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Hugh B Travis, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Executive Vice President of the Bank of Goodlettsville, the within named bargainor, a corporation, and that he as such Executive Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Executive Vice President.

WITNESS my hand and official seal at office, this the 30th day of August, 1982.

NOTARY PUBLIC

My Commission Expies: 1-20-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $21,682.00.

P. S. Ayers
AFFIANT

Sworn to and subscribed before me, this the 30th day of August, 1982.

NOTARY PUBLIC

My Commission Expires: 1-20-85

H.O. 65417

IDENTIF. REFERENCE

AUG 31 10 33 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR BOOK 5931 PAGE 481

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

21682.00- CO
56.42 CO TX
.50 PRFEE
16.00 WDEED
CHECK 74.92-
6432AUG 8/31/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 6 5 4 7

IDENTIF. REFERENCE

AUG 31 10 33 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 922686