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 100 Main Street Goodlettsville, TN 37072	Same	Map 34-2 Parcel 56

BOOK 5959 PAGE 257

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 3rd day of July, 1978, G. G. Garrett, Jr., was named Trustee by Deed of Trust dated July 3, 1978, executed by Charles E. McCoin and wife, Betty B. McCoin, conveying the property therein described to G. G. Garrett, Jr., 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 Thousand and Fifty Dollars ($20,050.00), payable with the terms and provisions as provided therein, said Deed of Trust being recorded in Book 5309, page 480, 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 5939, page 187, 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 Charles E. McCoin and wife, Betty B. McCoin, 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 September 23, 1982, September 30, 1982, October 7, 1982, and October 14, 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 25th day of October, 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 the Bank of Goodlettsville, 100 Main Street, Goodlettsville, Tennessee, submitted the highest and best bid in the amount of Eighty-three Thousand Seven Hundred Sixty-three and 36/100 Dollars ($83,763.36).

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:

> BEING Lot No. 9 on the Plan of Shepherd Hills, Section I, as of record in Book 2331, page 45, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 9 fronts 177 feet on the southwesterly side of Shepherd Hills Drive and runs back 344 feet on the northwesterly line and 343.4 feet on the southeasterly line to a dead line, measuring 117 feet thereon.
>
> BEING the same property conveyed to Betty B. McCoin by Quitclaim Deed from Charles E. McCoin, of record in Book 5452, page 541, 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.

This the 27th day of October, 1982.

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

WITNESS my hand and official seal at office, this the 27th day of October, 1982.

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 $83,763.36.

AFFIANT

Subscribed and sworn to before me, this the 27th day of October, 1982.

NOTARY PUBLIC

My Commission Expires: 10-15-83

H 15537

IDENTIF. REFERENCE

Nov 3 9 31 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5959 PAGE 260

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
			63763.00- CO	
			217.66 CO TX	
			.50 PRFEE	
			5.00 WDEED	
			CHECK	227.33-
76/6A11/03/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 15537

IDENTIF. REFERENCE

Nov 3 9 31 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 908220