mail

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

BOOK 5989 PAGE 686

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Brodie Wilkinson, ET UX	SAME	18-12-58 (G013241)
RT #2, Box 267		18-12-59 (G01015)
Springfield, Tenn.		18-16-14 (G013321)

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 14th day of September, 1979, G. G. Garrett, Jr., was named Trustee by Deed of Trust dated September 14, 1979, executed by Floyd K. Wilkinson and wife, Judy P. Wilkinson, Brodie Wilkinson and wife, Mavella H. Wilkinson and Wayne L. Wilkinson and wife, Wanda W. Wilkinson, 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 the same date in the original principal amount of THIRTY-EIGHT THOUSAND FOUR HUNDRED NINETY-TWO AND 50/100 DOLLARS ($38,492.50), payable with terms and provisions as stated therein, said Deed of Trust being recorded in Book 5530, page 451, 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 5968, page 266, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was declared under the terms and provisions of the said Deed of Trust and note, and notice was properly given to the said Floyd K. Wilkinson, Judy P. Wilkinson, Brodie Wilkinson, Mavella H. Wilkinson, Wayne L. Wilkinson and Wanda W. Wilkinson, 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 December 2, 1982,

December 9, 1982, December 16, 1982, and December 23, 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 said advertisement, on the 4th day of January, 1983, at 11:00 A.M. at the south door of the Nashville, Davidson County Metropolitan Courthouse in Nashville, Davidson County, 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 Brodie Wilkinson submitted the highest and best bid in the amount of TWO HUNDRED SEVENTY THOUSAND ONE DOLLAR AND NO/100 DOLLARS ($270,001.00).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises and the consideration shown, I, Judy P. Adkins, Substitute Trustee, do hereby sell, transfer and convey to Brodie Wilkinson, his heirs and assigns, in fee simple and in bar of all of the equities hereinabove mentioned, the following described real estate in Davidson County, Tennessee, to-wit:

TRACT NO. I: BEGINNING on the westerly margin of the Nashville-Springfield Pike, at the northeast corner of the property conveyed to Charlie B. Dodd and wife, by deed from Herbert M. Courtney and wife, of record in Book 1968, page 235, Register's Office for Davidson County, Tennessee; thence with said pike, N 31 deg. W 82 feet to an iron pin at a cedar gate post in the south line of the lands of Susan Johnson; thence along Johnson's south line, N 89 deg. 15' W 420 feet to an iron pin, a fence row, and continuing N 89 deg. 15' W 408.5 feet to an iron pin in a fence corner, being 5 feet from a 16-inch wild cherry tree; thence S 3 deg. 30' W 765 feet to a concrete marker; thence S 82 deg. 52' E 568 feet; thence N 3 deg. 30' E 275 feet; thence N 63 deg. E 167.5 feet to the southwest corner of the said Dodd property; thence with said Dodd's westerly boundary line, N 27 deg. W 174.4 feet to said Dodd's northwest corner; thence with said Dodd's northern boundary line, N 48 deg. 30' E 385 feet to the beginning.

BEING the same property conveyed to Brodie Wilkinson, Floyd Wilkinson and Wayne Wilkinson by installment deed from James P. Skaggs and wife, as of record in Deed Book 4524, page 38, Register's Office for Davidson County, Tennessee.

TRACT NO. II: LAND in Davidson County, Tennessee, being the southwest part of Lot No. 3, Callie M. Utley's land, in the 10th Civil District, not of record, described as follows:

BEGINNING at an iron pin, Dorris' southwest corner and a point in

Charles Burton's line; thence N 2 deg. 35' E 250.0 feet with Dorris' west boundary line to an iron pin; thence S 82 deg. 59' E 568.0 feet to an iron pin; thence S 1 deg. 46' W 586.9 feet to the point of beginning and containing 3.291 acres, more or less.

TRACT NO. III: LAND in the 10th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the northerly right-of-way of New Brick Church Pike, N 2 deg. 15' W 351.5 feet to an iron pin in Dorris' line; thence S 83 deg. 12' E 338.0 feet to an iron pin, Burton's northeast corner; thence S 4 deg. 13' E 49.3 feet to an iron pin; thence S 79 deg. 55' W 180.5 feet to a point in the westerly margin of an unnamed street; thence S 4 deg. 13' E 187.6 feet to a point of intersection of the westerly margin of said unnamed street and the northerly margin of New Brick Church Pike; thence S 75 deg. 00' W 169.5 feet to the point of beginning and containing 1.48 acres, more or less.

BEING the same property conveyed to Floyd Wilkinson, Wayne Wilkinson and Brodie Wilkinson by deed from the Metropolitan Government of Davidson County, of record in Book 5505, page 79, Register's Office for Davidson County, Tennessee.

I, Judy P. Adkins, Substitute Trustee, convey to Brodie Wilkinson, all of the rights conveyed to me as said Substitute Trustee in the said Deed of trust and instruments appointing me as Substitute Trustee, 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 5th day of January, 1983.

Judy P Adkins

JUDY P. ADKINS, Substitute Trustee

OFFICIAL RECEIPT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named JUDY P. ADKINS, Substitute Trustee, 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 Goodlettsville, Tennessee, on this the 5th day of January, 1983.

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 $270,001.00.

Bonnie Wilkinson
AFFIANT

Subscribed and sworn to before me, this 5th day of January, 1983.

Sue Hudgens
Notary Public

My Commission Expires: 10-15-83

H 24901

IDENTIF. REFERENCE

JAN 6 4 01 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

21/26 714.50 - 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

270001.00- CO
702.00 CO TX
.50 PRFEE
12.00 WDEED
CHECK 714.50-
9664A01/06/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 4 9 0 1.

IDENTIF. REFERENCE

JAN 6 4 01 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 919794