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:
Lloyd E. Smiley, ET UX 743 Argyle Avenue Madison, Tenn. 37115	SAME	Map 19-13 Parcel 10 GO-10191

BOOK 6147 PAGE 912

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 11th day of February, 1983, J. C. Garrett, III, was named Trustee by Deed of Trust dated February 11, 1983, executed by William H. Bentley and wife, Eugenia Bentley, conveying the property therein described to J. C. Garrett, III, 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 $14,160.57, payable with the terms and provisions as provided therein, said Deed of Trust being recorded in Book 6007, page 766, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Homer R. Ayers was appointed Substitute Trustee under the said Deed of Trust hereinabove described by instrument of record in Book 6125, page 193, 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 William H. Bentley and wife, Eugenia Bentley, 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 twenty-one (21) days' notice by three (3) successive publications, namely September 8, 1983, September 15, 1983, and September 22, 1983, in the Nashville

OFFICIAL RECEIPT

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 29th day of September, 1983, 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 LLOYD E. SMILEY and wife, CLARICE F. SMILEY, submitted the highest and best bid in the amount of SEVEN THOUSAND FIVE HUNDRED ONE AND NO/100 Dollars ($7,501.00).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to the said LLOYD E. SMILEY and wife, CLARICE F. SMILEY, their heirs and assigns, in fee simple and in bar of all of the equities hereinabove mentioned, the following described real estate, to-wit:

BEING the southerly part of Lot No. 6 on the Map of James M. Phipps' Addition, as of record in Book 547, page 151, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 65 feet on the northerly side of Reed or Depot Street and runs back between parallel lines along the easterly margin of Bass Avenue, 118.2 feet to a dead line.

BEING the same property conveyed to William H. Bentley by Affidavit of Heirship in the Estate of Ina Belle Bentley, of record in Book 5778, page 842, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 116 Depot Street, Goodlettsville, Tennessee 37072.

OFFICIAL RECEIPT
REF. IV 2 WILSON. II

; and, BOOK 6147 PAGE 944

I, Homer R. Ayers, Substitute Trustee, convey to _____ LLOYD E. SMILEY and wife, CLARICE F. SMILEY _____, 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 29th day of September, 1983.

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

WITNESS my hand and official seal at office, this the 29th day of September, 1983.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 11/22/84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 7,501.00 .

Mrs. Clarice F. Smiley
AFFIANT

Subscribed and sworn to before me, this the 29th day of September, 1983.

Margaret H. Hall
NOTARY PUBLIC

My Commission Expires: 10/19/86

FELIX Z. DAVIDSON COUNTY, TN
SEP 30 9 44 AM '83

IDENTIF. REFERENCE

H.T. 7205

09/30 29.00 CK

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

RECEIVED OF _____ BOOK 6147 PAGE 945

FOR _____

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
			7,501.00	CO
			19.50	COTY
			.50	PR
			9.00	WD

29.00 CK

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 77205

IDENTIF. REFERENCE

SEP 30 9 44 AM '80

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 982817