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

BOOK 6234 PAGE 749

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NOS:
Bank of Goodlettsville	SAME	Map 60
100 Main Street		Parcel 35
Goodlettsville, Tennessee 37072		13DA-17880

mail

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 24th day of August, 1979, G. G. Garrett, Jr., was named Trustee by Deed of Trust dated August 24, 1979, executed by G & F Construction Company, Inc., a Tennessee corporation, Joe K. Fitzpatrick, President and James W. Garrett, Secretary-treasurer, 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 TWENTY-SIX THOUSAND EIGHT HUNDRED FOUR AND 38/100 DOLLARS ($26,804.38), payable with terms and provisions as stated therein, said Deed of Trust being recorded in Book 5510, page 889, 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 6209, page 278, 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 G & F Construction Company, Inc., A Tennessee Corporation, Joe K. Fitzpatrick, President and James W. Garrett, Secretary-treasurer, and it having failed to abide by the terms and provisions of the said Deed of Trust; and,

WHEREAS, 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 said Deed of Trust and instruments by giving thirty (30) days' notice by four (4) successive publications, namely: January 12, 1984, January 19, 1984, January 26, 1984 and February 2, 1984, 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 said Deed of Trust. And, pursuant to said advertisement, on the 14th day of February, 1984, at 11:15 A.M. at the south door of the Nashville, Davidson County Metropolitan Courthouse in Nashville, Davidson County, 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 Bank of Goodlettsville submitted the highest and best bid in the amount of TWELVE THOUSAND FIVE HUNDRED DOLLARS ($12,500.00).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises and the consideration shown, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to Bank of Goodlettsville, its successors and assigns, in fee simple and in bar of all of the equities hereinabove mentioned, the following described real estate in Davidson County, Tennesse, to-wit:

LAND in the 12th Civil District of Davidson County, Tennessee, shown originally on a copy of a survey thereof by W. Z. Hitt, surveyor, in March 1899, and more recently shown on a survey by John M. Sullivan, County Surveyor, dated December 21, 1946, and described as follows:

BEGINNING at a point in the center line of Brick Church Pike, the original southwest corner of a lot owned by V. C. Smith; thence along what was formerly V. C. Smith's south line, S 87 1/2 deg. E. 722.5 feet to a point, the northwest corner of a tract of 6.4 acres, conveyed to R. L. Blanton and wife, by deed of record in Book 4131, page 325, said Register's Office; thence along Blanton's westerly line, S 1 1/2 deg. W 125 feet; thence westerly 722.5 feet, more or less, to the center of Brick Church Pike; thence with the center of same, N 1 1/2 deg. E 125 feet to the beginning.

Being the same property conveyed to G & F Construction Company, Inc. by deed from Pat D. Busby and Percy Wilkins, Jr., of record in Book 5510, page 886, said Register's Office.

This is improved property known as 2939 Brick Church Pike, Nashville, Tennessee.

I, Homer R. Ayers, Substitute Trustee, convey to Bank of Goodlettsville, all of the rights conveyed to me as said Substitute Trustee in the said Deed of Trust and instrument 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 14th day of February, 1984.

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 bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this the 14th day of February, 1984.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $12,500.00.

Judy P Akins
Affiant

Subscribed and sworn to before me, this the 14th day of February, 1984.

Linda B Walrond
NOTARY PUBLIC

My Commission Expires 4/20/86

IDENTIF. REFERENCE

FEB 22 8 42 AM '84
FELIX Z. WILSON II
DAVIDSON COUNTY, TN

I 0 4 2 8 3

02/22 42.00- CHECK

4443

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

RECEIVED OF _____

FOR _____

BOOK 6234 PAGE 752

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

12500.00- CAMT.
32.50 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 42.00-
4643A02/22/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 4 2 8 3

IDENTIF. REFERENCE

FEB 22 8 42 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 14805