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

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Bank of Goodlettsville	SAME	Map 39
100 Main Street		Parcel 84
Goodlettsville, TN 37072		14D-00640

SUBSTITUTE TRUSTEE'S DEED

BOOK 6265 PAGE 901

WHEREAS, on the 6th day of October, 1984, G. G. Garrett, Jr. Trustee, was named Trustee by Deed of Trust dated October 6, 1973, executed by Mrs. Edith Thomas, a widow 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 NINE THOUSAND EIGHT HUNDRED SIXTY-FOUR and 96/100 DOLLARS ($9,864.96) payable with terms and provisions as stated therein, said Deed of Trust being recorded in Book 4755, page 293, Register's Office for Davidson County, Tennessee, and said Deed of Trust having been modified by Modification Agreement of record in Book 5525, page 48 and further modified by Modification Agreement of record in Book 5675, page 211, Register's Office, 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 6233, page 225, 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 Mrs. Edith Thomas, and she 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

04/05 10:27 CHECK

5537

of Trust and instruments by giving thirty (30) days' notice by four (4) successive publications, namely: February 23, 1984, March 1, 1984, March 8, 1984 and March 15, 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 the said Deed of Trust. And, pursuant to said advertisement, on the 27th day of March, 1984, at 11:00 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 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 DOLLARS ($12,000.00).

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, it's successors 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:

LAND in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, surveyor, on December 20, 1940, as follows:

BEGINNING at a point on the northeasterly margin of Highway No. 112, 105 feet westerly from the western boundary line of a tract of land owned by Ingram, being also the southwest corner of a one-half acre tract of land conveyed to Mary Frances Crutcher by deed from Edith Thomas and husband, of record in Book 1148, page 142, Register's Office for said County; thence N 43 deg. E. 210.3 feet to a point in the southern boundary line of a tract of land owned by A. W. Freeman; thence N 50 deg. W 105 feet to a stone; thence S 43 deg. W. with Freeman's boundary line, 210.3 feet to a stone the northeasterly margin of said Highway No. 112; thence with the northeasterly margin of Highway No. 112, S 50 deg. E 105 feet to the beginning, containing one-half acre, more or less.

Being the same property conveyed to J. B. Thomas and wife, Edith Thomas, by deed from Mrs. Lena Thomas, as recorded in Book 1258, page 574, Register's Office for said County, the said J. B. Thomas having since died.

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 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 27th day of March, 1984.

Homer R. Ayers, Substitute Trustee

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IDENTIF. REFERENCE

APR 6 10 53 AM '84

FELIX A. ... REGISTER DAVIDSON COUNTY, TN.

RUSH

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 27th day of March, 1984.

Deanne 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 $12,000.00.

Judy F Adkins
Affiant

Subscribed and sworn to before me, this the 27th day of March, 1984.

Deanne M Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6265 PAGE 904

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

12000.00- CAMT.
31.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 40.70-
6637A04/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I I 3965.

IDENTIF. REFERENCE

APR 6 10 53 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 26453