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: |
|---|---|---|
| Carolyn Ruth Merhar<br>2418 Bakers Station Rd.<br>Goodlettsville, Tn. 37072 | Same as new owner | Map 7<br>Parcel 60<br>10D-20635 |

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 26th day of December, 1980, J. C. Garrett, III was named Trustee by Deed of Trust dated December 26, 1980, executed by Gerald Edward Merhar and wife, Carolyn Ruth Merhar 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 $84,084.83, payable with the terms and provisions as provided therein, said Deed of Trust being recorded in Book 5697, page 147, 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 6361, page 370, 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 Gerald Edward Merhar and wife, Carolyn Ruth Merhar, 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 20, 1984, September 27, 1984 and October 4, 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. Pursuant to said advertisement, on the 12th day of October, 1984, 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 CAROLYN RUTH MERHAR, submitted the highest and best bid in the amount of Seven Thousand Five and 12/100 Dollars ($7,005.12).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to the said CAROLYN RUTH MERHAR, a single woman, her heirs and assigns, in fee simple and in bar of all of the equities hereinabove mentioned, the following described real estate, to-wit:

> The following described tract or parcel of land situated in the 10th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:
>
> BEGINNING on a stone in the old barbecue pit near a colored church running North 14° West 16 poles to a stone; thence West 8 poles to the edge of a county road; thence with the meanders of said Road South 30° East 4 poles; South 10° West 4 poles; South 30° West 9 poles to stone in Henry Cartwright's line; thence with his line East 12 poles to the beginning, containing one acre, more or less.
>
> Being the same property conveyed to Gerald Edward Merhar and wife, Carolyn Ruth Merhar, by deed of record in Book 5468, page 643, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Gerald Merhar by deed of record in Book 4854, page 45, Register's Office for Davidson County, Tennessee.

; and,

I, Homer R. Ayers, Substitute Trustee, convey to CAROLYN RUTH MERHAR, a single woman, 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 12th day of October, 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 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 12th day of October, 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 $7,005.12.

Carolyn Ruth Myers
AFFIANT

Subscribed and sworn to before me, this the 12th day of October, 1984.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

15641 3

IDENTIFICATION REFERENCE

OCT 15 10 49 AM '84

RUSH

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6403 PAGE 266

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

7005.12- CAMT.
18.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 27.70-
8466A10/15/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 6 4 1 3

IDENTIF. REFERENCE

OCT 15 10 49 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0076771