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:
Bank of Goodlettsville 100 Main Street Goodlettsville, TN. 37072	Same as new owner	Map 11 Parcel 115

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 11th day of July, 1981, J. C. Garrett, III, was named Trustee by Deed of Trust dated July 11, 1981, executed by FLOYD K. WILKINSON and wife, JUDY P. WILKINSON, 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 $20,588.10, payable with the terms and provisions as provided therein, said Deed of Trust being recorded in Book 5769, page 382, 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 6447, page 293, 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 Floyd K. Wilkinson and wife, Judy P. Wilkinson, and Floyd K. Wilkinson and wife, Judy P. Wilkinson 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 December 20, 1984, December 27, 1984 and January 3, 1985 , 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 15th day of January, 1985, 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 any and all claims alleging the statutory right of redemption under the provisions of TCA §66-8-101, et seq., 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 FORTY-SIX THOUSAND SEVEN HUNDRED TWENTY AND 70/100 DOLLARS ($46,720.70).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to the said 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, to-wit:

A tract of land in the 10th Civil District of Davidson County, Tennessee, and described as follows:

BEGINNING at an iron pin on the north side of Lickton Pike, same being the southwest corner of Lakewood Farm Road, as recorded in Plat Book 4860, page 102, Register's Office for Davidson County and being the southeast corner of the herein described tract, thence along a curve with a radius of 1,525.97 feet for a distance of 51.48 feet to an iron pin, thence North 00° 30' 00" East 184.37 feet to an iron pin, thence North 40° 14' 00" West 151.14 feet to an iron pin, thence South 78° 37' 23" West 449.39 feet to an iron pin, thence North 11° 11' 50" West 300.76 feet to an iron pin, thence South 58° 59' 36" West 300.48 feet to an iron pin, thence South 71° 28' 51" West 201.69 feet to an iron pin, thence North 72° 52' 52" West 212.18 feet to an iron pin, thence North 36° 51' 51" East 179.13 feet to an existing iron pin in Hitt's property line, thence with Hitt North 31° 30' 44" East 164.68 feet to an iron pin, thence North 83° 43' 59" East 415.02 feet to an iron pin, thence South 69° 16' 09" East 491.00 feet to an iron pin, in the west side of Lakewood Farm Road, thence with Lakewood Farm Road, South 27° 03' 00" West 77.99 feet to an iron pin, thence South 40° 14' 00" East 305.85 feet to an iron pin, thence South 00°

30' 00" West 190.66 feet to the point of beginning, containing 7.40 acres, more or less.

The above described tract is known as Tract One, Section One, of Glaser Properties and is of record in Book 4955, page 72, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Floyd K. Wilkinson and wife, Judy P. Wilkinson, by deed from Charles V. Glaser and wife, Beverly A. Glaser, of record in Book 5137, page 455, Register's Office for Davidson County, Tennessee.

; and,

I, Homer R. Ayers, Substitute Trustee, convey to BANK OF GOODLETTSVILLE, its successors and assigns 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 15th day of January, 1985.

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 15th day of January, 1985.

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 $46,720.70.

Judy P Adkins
AFFIANT

Subscribed and sworn to before me, this the 15th day of January, 1985.

Linda B. Walrond
NOTARY PUBLIC

My Commission Expires: 4/20/86

7140 01/29 133.95- CHECK

I: 7: 9 7: 3: 2

IDENTIF. REFERENCE

JAN 29 9 11 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6482 PAGE 927

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

46720.70- CAMT.
121.42 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 133.92-
7140A01/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 7 9 7 3 2

IDENTIF. REFERENCE

JAN 29 8 11 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104662