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<br>100 Main Street<br>Goodlettsville, TN. 37072 | Same as new owner | Map 11<br>Parcels 36 & 36 |

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 6th day of January, 1982, J. C. Garrett, III, was named Trustee by Deed of Trust dated January 6, 1982, executed by Lloyd C. Crawford, Jr., a single man, 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 $43,062.89, payable with the terms and provisions as provided therein, said Deed of Trust being recorded in Book 5838, page 426, Register's Office for Davidson County, Tennessee, and modified by instrument of record in Book 6001, page 796, and further modified in Book 6238, page 55, 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 6495, page 642, 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 Lloyd C. Crawford, Jr., and Lloyd C. Crawford, Jr. 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 February 28, 1985, March 7, 1985 and March 14, 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 26th day of March, 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., if applicable, 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 FIVE THOUSAND DOLLARS ($5,000.00).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to the said BANK OF GOODLETTSVILLE, a Tennessee banking corporation, 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 2nd, formerly the 10th Civil District of Davidson County, Tennessee.

BEGINNING at an iron pin set near sharp turn in the Old Baker Road, said pin being the southeasterly corner of the Will J. Wilson property, Book 1629, page 295, Register's Office for Davidson County, Tennessee, the same being on the corner of L. C. Crawford, Book 2246, page 241, Register's Office for Davidson County, Tennessee, said iron pin is also at the intersection of tangents of the Old Baker road, and proceeding with the line between Wilson and Crawford and, in part, the center of Old Baker Road, South 33° 45' 00" West a distance of 279.76 feet to a point on the easterly margin of Baker Road; thence Northerly with the easterly margin of Baker Road and a 392.99 foot radius curve to the right a distance of 109.30 feet; thence North 8° 10' 23" West a distance of 220.64 feet to the beginning of a curve; thence with a 520.85 foot radius curve to the left a distance of 189.44 feet to a point in the center of the Old Baker Road; thence with the center of the Old Baker Road and an

extension thereof South 45° 51' 15" East a distance of 386.23 feet to the point of beginning and containing 1.14 acres and shown on the plat of Boundary Survey of Will J. Wilson Property by Ragan-Smith and Associates dated June 19, 1978.

Being the same property conveyed to Lloyd C. Crawford, Jr. by deed from Alma G. Wilson, a widow, of record in Book 5543, page 325, Register's Office for Davidson County, Tennessee.

; and,

I, Homer R. Ayers, Substitute Trustee, convey to Bank of Goodlettsville, a Tennessee banking corporation 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 26th day of March, 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 26th day of March, 1985.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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The actual consideration or value, whichever is greater, for this transfer is $5,000.00.

Judy P Cathey
AFFIANT

Subscribed and sworn to before me, this the 26th day of March, 1985.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

I-92676

IDENTIF. REFERENCE

MAR 29 9 23 AM '85

FEE $ REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6521 PAGE 621

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

50[illegible]- CAIT.
13.00 CSTAX
.50 PRFEE
12.00 MDEED
CHECK 25.50-
3173A03/29/85 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-92676

IDENTIF. REFERENCE

MAR 29 9 23 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 120236