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 24 Parcel 59 10D-28714

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SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 17th day of November, 1983, J. C. Garrett, III, was named Trustee by Deed of Trust dated November 17, 1983, executed by Jack T. Webb and wife, Lou Iris Webb, 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 $46,427.86, payable with the terms and provisions as provided therein, said Deed of Trust being recorded in Book 6181, page 604, 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 6500, page 105, 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 Jack T. Webb and wife, Lou Iris Webb, and Jack T. Webb and wife, Lou Iris Webb 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 March 7, 1985, March 14, 1985 and March 21, 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 2nd day of April, 1985, at 11:30 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 TWENTY-SEVEN THOUSAND DOLLARS ($27,000.00).

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:

TWO TRACTS OF LAND IN THE 10TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

TRACT I: Small tract located on the east side of Brick Church Pike about one mile Northeast of Shaw Road, described as follows:

BEGINNING at a point in the center of Brick Church Pike and thence with the center of said pike South 37° West 105 feet to a point; thence with a county ditch South 42° 30" East 200 feet to a point; thence North 37° East 104 feet to a point; thence North 42° 30" West 200 feet to the point of beginning, containing 0.49 acres according to survey by C. J. Carney, Surveyor, made on the 10th day of October, 1961.

Being the same property conveyed to Jack Thomas Webb and wife, Lou Iris Webb, by deed from C. H. Phelan and wife, Ruby Irene Phelan, of record in Book 3346, page 11, Register's Office for Davidson County, Tennessee.

TRACT II: A small tract of land in the 10th Civil District of Davidson County, Tennessee, located east of Brick Church

Pike and adjacent to a 0.49 acre tract previously conveyed to Lou Iris Webb.

BEGINNING at a point, the southeast corner of the tract previously conveyed to Lou Iris Webb, South 42° 30' East 58 feet to an iron pin; thence North 53° 00' East 132.6 feet to an iron pin on the side of bank, with line of C. H. Phelan; thence with line of C. H. Phelan, North 48° 00" West 292 feet to a point in the center of Brick Church Pike; thence South 37° 00' West 5 feet, thence South 42° 30' East 200 feet; thence South 37° 00' West 104 feet to the point of beginning, containing 0.316 acres, according to a survey made by Wayne S. Cooper, Sr., dated March 6, 1971.

Being the same property conveyed to Jack Thomas Webb and wife, Lou Iris Webb, by deed from C. H. Phelan, et ux, of record in Book 4488, page 316, Register's Office for Davidson County, Tennessee.

Jack T. Webb and Jack Thomas Webb are one and the same person.

; 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 2nd day of April, 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 2nd day of April, 1985.

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 $27,000.00.

Judy P. Elkins
AFFIANT

Subscribed and sworn to before me, this the 2nd day of April, 1985.

NOTARY PUBLIC

My Commission Expires: 11/22/87

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IDENTIF. REFERENCE

APR 5 9 05 AM '85

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

27000.00- CAMT:
70.20 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 82.70-
5395A04/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 4 4 9 9

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IDENTIF. REFERENCE

APR 5 9 06 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 122404