File 41

This instrument prepared by:
Julian L. Bibb
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
Williamson County Bank P.O. Box 220, Public Square Franklin, Tennessee 37064	Same	86-11A-75

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 3rd day of June, 1985, by and between JULIAN L. BIBB, Substitute Trustee (hereinafter referred to as "Substitute Trustee"), and WILLIAMSON COUNTY BANK.

WHEREAS, by Deed of Trust dated the 4th day of September, 1984, of record in Book 6379, page 535, Register's Office for Davidson County, Tennessee, Woodrow B. Peek, Marjorie M. Peek and Linda Kay Peek conveyed to J.K. Woodard, Trustee, the hereinafter described real estate, to secure payment to Williamson County Bank of a Note dated September 4, 1984, in the original principal amount of Thirteen Thousand Dollars ($13,000.00); and

WHEREAS, J.K. Woodard was unable to serve as such Trustee and the lawful holder of the Note, Williamson County Bank appointed Julian L. Bibb to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 6545, page 252, Register's Office for said County; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Substitute Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Substitute Trustee caused notice to be published in The Nashville Record that the property would be sold at 11:00 o'clock a.m. on Monday, June 3, 1985, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on May 9, May 16, May 23 and May 30, 1985, and sent a copy of such notice to Woodrow B. Peek, Marjorie M. Peek and Linda K. Peek and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to WILLIAMSON COUNTY BANK, at the price of Fifteen Thousand and no/100 Dollars ($15,000), this being the highest, last and best bid.

NOW, THEREFORE, I, Julian L. Bibb, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Fifteen Thousand and no/100 Dollars ($15,000), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto WILLIAMSON COUNTY BANK, its successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> A certain condominium apartment in Davidson County, Tennessee, described as follows:
>
> Unit No. 5, Building No. 14, Raintree Village (a condominium), as shown on the Revised Plat of Hermitage Woods Condominium Apartments, Phase II and II A, of record in Book 4860, page 62, 63, and 64, Register's Office for said County, to which plat reference is hereby made. Garage No. 14-5 is a limited common element for the exclusive use of the occupant of said unit.
>
> Being the same property conveyed to Woodrow B. Peek and wife, Marjorie M. Peek, a one-half undivided interest, and Linda Kay Peek, a one-half undivided interest, as joint tenants with right of survivorship, and not as tenants in common, by deed from George E. Mudter, Jr., Trustee, of record in Book 5803, page 689, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of the equity of redemption, statutory or otherwise, homestead, dower, and all other exemptions and marital rights and other rights or exemptions as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements and restrictions as may be applicable.

(5) Any other liens, defects, encumbrances, adverse claims or other matters which take prior over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

(6) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(7) Rights or claims of parties in possession.

(8) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(9) Rights of redemption, if any, including, but not limited to the right of redemption set forth in Tennessee Code Annotated Section 66-8-101 et. seq.

WITNESS the signature of the Substitute Trustee on this the day and date first above written.

Julian L. Bibb - Substitute Trustee
JULIAN L. BIBB, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Celia E. Bacon, a Notary Public of the State and County aforesaid, personally appeared JULIAN L. BIBB, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Substitute Trustee, and that he as such Substitute Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 3rd day of June, 1985.

Celia E. Bacon
Notary Public

My commission expires: July 27, 1986

CELIA E. BACON NOTARY PUBLIC DAVIDSON CO.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Fifteen Thousand and no/100 Dollars ($ 15,000.00).

Affiant

Subscribed and sworn to before me this the 3rd day of June, 1985.

Celia E. Bacon
Notary Public

My commission expires: July 27, 1986

CELIA E. BACON NOTARY PUBLIC DAVIDSON CO.

J0973 IDENTIFICATION REFERENCE
JUN 3 2 29 PM '85
REGISTER'S OFFICE DAVIDSON COUNTY, TN.

JLB/6-3-85

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

RECEIVED OF _____

FOR _____

BOOK 6572 PAGE 370

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

15000.00- CONT.
39.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 48.50-
4030A06/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 9 7 3 3

IDENTIF. REFERENCE

JUN 3 3 30 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 140562