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 6 Parcel 52 10D-19475

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 17th day of November, 1981, J. C. Garrett, III, was named Trustee by Deed of Trust dated November 17, 1981, executed by Bobby C. Rager and wife, Helen P. Rager, 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 $7,108.13, payable with the terms and provisions as provided therein, said Deed of Trust being recorded in Book 5821, page 768, 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 6812, page 870, 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 Bobby C. Rager and wife, Helen P. Rager, and Bobby C. Rager and wife, Helen P. Rager 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 April 3, 1986, April 10, 1986 and April 17, 1986, 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 6th day of May, 1986, 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 TEN THOUSAND DOLLARS ($10,000.00).

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, its successors and assigns, in fee simple and in bar of all of the equities hereinabove mentioned, the following described real estate, to-wit:

TRACT NO. 3:
Land in Davidson County, Tennessee, described according to a survey of Wayne S. Cooper, Surveyor, dated May 24, 1972, described as follows:
BEGINNING at a railroad spike in the centerline of old railroad bed, now Bakers Station Road; thence with the centerline of said road, North 46° 30' West 37 feet to a railroad spike; thence leaving centerline of Bakers Station Road and with the centerline of the Old County Road, North 5° 30' West 300 feet to an iron pin; thence continuing with centerline of said road, North 31° 30' West 148.9 feet to an iron pin; thence leaving said road, North 55° 0' East 152 feet to an iron pin on the southwesterly margin of the L & N Railroad right of way; thence with the margin of said right-of-way, South 41° 30' East 103.5 feet to an iron pin, by the base of an 8-inch twin Cherry tree; thence with a fence, South 3° 0' West 471 feet to the point of beginning, containing 1.1 acres, more or less.
Being the same property conveyed to Bobby C. Rager and wife, Helen Rager by deed from Frank R. Tinnon and wife, Sara Wade Tinnon, of record in Book 4614, page 144, Register's Office for Davidson County, Tennessee.

TRACT NO. 4:
A parcel of land in the 10th Civil District of Davidson County, Tennessee, as follows:
BEGINNING at a point in the original northwest corner of the Holland land; thence, South 42° 00' East 150 feet to an iron pin; thence South 46° 00' East 77 feet to an iron pin and with southerly margin of L & N Railroad right of way; thence South 18° 00' West 47 feet to an iron pin; thence, South 48° 00' West 259.6 feet to an iron pin; thence, North 5° 00' East along the original Holland line 363 feet to the point of beignning, contianing 0.86 acre, according to a survey by Wayne S. Cooper, Sr., Surveyor, dated June 15, 1972.
Being the same property conveyed to Bobby C. Rager and wife, Helen P. Rager, by deed from Virginia Holland, unmarried, of record in Book 4614, page 142, Register's Office for Davidson County, Tennessee.

; and,

I, Homer R. Ayers, Substitute Trustee, convey to BANK OF GOODLETTSVILLE 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 6th day of May, 1986.

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 6th day of May, 1986.

Diane M. Catley
NOTARY PUBLIC

My Commission Expires: 11-9-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10,0000.00.

Audrey P Akins
AFFIANT

Subscribed and sworn to before me, this the 6th day of May, 1986.

Linda B Walwood
NOTARY PUBLIC

My Commission Expires: 1/21/90

00938

IDENTIFICATION

MAY 15 9 35 AM '86

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

RECEIVED OF _____

FOR _____ BOOK 6857 PAGE 310

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

10000.00- CAMT.
26.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 35.50-
4229A05/15/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00938

IDENTIFICATION REFERENCE

MAY 15 9 35 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 248045