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:
BILLY R. JOHNSON, et ux 4109 Dalemere Court Nashville, TN	Shearson Lehman Mtg. Corp. P. O. Box 1201 San Bernardino, CA 92402 (Loan No. 134901-5)	Map 162-6 Parcel 219 Field Bk. 5DU55247

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 11th day of March, 1986, Frank G. Friedman, was named Trustee by Deed of Trust dated March 11, 1986, executed by Alfred Ernest Knowles and wife, Eloise B. Knowles, conveying the property therein described to Frank G. Friedman, as Trustee, the real estate hereinafter described, said Deed of Trust being executed to secure the indebtedness described in the said instrument, said Deed of Trust being recorded in Book 6806, page 456, 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 6914, page 533, 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 Alfred Ernest Knowles and wife, Eloise B. Knowles, and they 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 July 17, 1986, July 24, 1986 and July 31, 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 11th day of August, 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 Billy R. Johnson, et ux, Nell B. Johnson, submitted the highest and best bid in the amount of Thirty Thousand Dollars ($30,000.00).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to the said Billy R. Johnson, et ux Nell B. Johnson, their heirs and assigns, in fee simple and in bar of all of the equities hereinabove mentioned, the following described real estate, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 128 on the Plan of Section Two, Fair Oaks, of record in Book 4460, pages 52 and 53, Register's Office for said County.
>
> SAID Lot No. 128 fronts 85.0 feet on the southwesterly margin of Townes Drive and extends back 138.83 feet on the northwesterly line and 95.0 feet on the southeasterly line to a broken line in the rear-measuring 101.73 feet thereon.
>
> BEING the same property conveyed by deed from Brad Buie, unmarried and Samuel Ray Buie and wife, Margaret R. Buie, to Alfred Ernest Knowles of record in Book 5553, page 600, Register's Office for Davidson County, Tennessee.
>
> Eloise Knowles, wife of Alfred Ernest Knowles, joins in this conveyance to convey any and all right, title or interest which she may have in the said property, marital or otherwise.

; and,

I, Homer R. Ayers, Substitute Trustee, convey to Billy R. Johnson, et ux, Nell B. Johnson, all of the rights conveyed to me as said Substitute Trustee in the said Deed of Trust and instru-

ments, 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 11th day of August, 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 11th day of August, 1986.

NOTARY PUBLIC

My Commission Expires: 12/31/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

AFFIANT

Subscribed and sworn to before me, this the 11th day of August, 1986.

NOTARY PUBLIC

My Commission Expires: 12/31/89

34447

IDENTIFICATION

Aug 22 10 09 AM '86

FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR ~~BOOK 6957 PAGE~~ AGE 117

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
			300000.00 CAMT	
			84.00 CSTAX	
			.50 PRFEE	
			9.00 TDEED	
	VB		9.00 TDEED	
			9.00 WDEED	
			CHECK	93.50
3313A08/22/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

344447

IDENTIFICATION

Aug 22 10 09 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 286320