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

BOOK 7019 PAGE 685

Address New Owner(s) as Follows:

Williamson County Bank
Public Square
Franklin, TN 37065-0220

Send Tax Bills To:

same

Map Parcel No.:

91-16-356

Field Book No.:

11W-84010

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 24th day of October, 1986, 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 18th day of May, 1984, of record in Book 6295, page 374, Register's Office for Davidson County, Tennessee, Ronald E. Teal and wife, Nancy Ann Teal, conveyed to John A. Gupton, III, Trustee, the hereinafter described real estate, to secure payment to Williamson County Bank of a Note dated May 18, 1984, in the original principal amount of Twenty-One Thousand and No/100 Dollars ($21,000.00); and

WHEREAS, John A. Gupton, III 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 6976, page 960, 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 12:00 o'clock noon on October 24, 1986, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on October 2, 1986, October 9, 1986, October 16, 1986, and October 23, 1986, and sent a copy of such notice to Ronald E. Teal and wife, Nancy Ann Teal, 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 Eighteen Thousand Five Hundred Dollars ($18,500.00), 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 Eighteen Thousand Five Hundred Dollars ($18,500.00), 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:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Map showing Subdivision of the West Part of Block 32 in Charlotte Park Company's Second Addition, Extended, as of record in Book 547, Page 14, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 3 fronts 50 feet on the easterly side of 40th Avenue North, formerly "C" Street or Stump Avenue and runs back between parallel lines with the southerly margin of an alley, 150 feet to a dead line.

Being the same property conveyed to Ronald E. Teal, by deed dated May 18, 1984, from Stewart Properties, a general partnership composed of Henslee Stewart and S. L. Stewart, of record in Book 6295, page 371, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of all homestead, dower and all other 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) Rights or claims of parties in possession.

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

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

Julian L. Bibb

JULIAN L. BIBB,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Celia E. Bowie, 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 24 day of October, 1986.

Celia E. Bowie
Notary Public

My commission expires: May 13, 1990

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Eighteen Thousand Five Hundred Dollars ($18,500.00).

Affiant

Subscribed and sworn to before me this the 24th day of October, 1986.

Celia E. Bowie
Notary Public

My commission expires: May 13, 1990

IDENTIFICATION REFERENCE

5.6.3.5.6

OCT 24 3 52 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1507B/9-28-86

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

RECEIVED OF _____

FOR _____

BOOK 7019 PAGE 689

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
			18500.00-	CAMT.
			51.80	CSTAX
			.50	PRFEE
			12.00	WDEED
				CHECK 64.30-
			0217A 10/24/86	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 3 5 6

IDENTIFT REFERENCE

OCT 24 3 52 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 04365