Fld 43 *
Related Recorded

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

BOOK 7392 PAGE 132

Address New Owners(s) as Follows:

Send Tax Bills To:

Map Parcel No.:

Roy F. Hinkle, Jr.
3211 Nolensville Road
Nashville, TN 37211

Same

118-7-198
Field Book No.:
BH-3465

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 30th day of October, 1987, by and between Julian L. Bibb, Substitute Trustee (hereinafter referred to as "Substitute Trustee"), and Roy F. Hinkle, Jr.

WHEREAS, by Deed of Trust dated the 15th day of September, 1983, of record in Book 6158, page 774, Register's Office for Davidson County, Tennessee, Richard Wayne Tyler and Steven Alan Tyler conveyed to James G. Harris, Trustee, the hereinafter described real estate, to secure payment to Williamson County Bank of a Note dated September 15. 1983, in the original principal amount of Twenty Thousand Dollars ($20,000); and

WHEREAS, James G. Harris 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 7352, page 866, 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 notice was given of such default to Richard Wayne Tyler and Steven Alan Tyler, in the manner required by the terms of said Deed of Trust, but following such notice the default was not cured; 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 noon on Friday, October 30, 1987 at the South door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on October 8, October 15, and October 22, 1987, and sent a copy of such notice to Richard Wayne Tyler and Steven Alan Tyler 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 Roy F. Hinkle, Jr., at the price of Twenty Eight Thousand Two Hundred Dollars ($28,200), 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 Twenty-Eight Thousand Two Hundred Dollars ($28,200), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Roy F. Hinkle, Jr., his heirs, 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 being Lot #4 on Block "H" on the Map of Berry Hill Gardens, as of Record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.
>
> Said Lot #4 fronts 70 ft. on the North side of East Iris Drive and runs back 131.5 ft. on the West line and 132.5 ft. on the East line, to a dead line on which it measures 70 ft.
>
> Being the same property conveyed to Richard Wayne Tyler and Steven Alan Tyler by Deed from Rex B. Tyler and wife, Ann C. Tyler, of record in Book

5444, page 780, 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 rights of redemption, homestead, dower and other rights or exemptions waived in the deed of trust as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to certain claims, 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, claims of spouses, or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect in any way 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 Substitute Trustee

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 30th day of October, 1987.

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 Twenty-Eight Thousand Two Hundred Dollars ($28,200.00).

Affiant

Subscribed and sworn to before me this the 30th day of October, 1987.

Celia E. Bowie
Notary Public

My commission expires: May 13, 1990

7.8.67.0

IDENTIFICATION REFERENCE

Oct 30 3 56 PM '87

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

3715B/10-5-87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7392 PAGE 136

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			28200.00- CONT.	
			78.96 COTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 31.46-	
8155A	10/30/87		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.6 7.0

IDENTIFICATION REFERENCE

OCT 30 3 56 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 31470