Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
Bank of Goodlettsville, Suite 301
112 New Long Hollow Pike
Goodlettsville, Tennessee 37072

SUBSTITUTE TRUSTEE'S DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Billy R. Johnson, et ux P. O. Box 712 Madison, TN 37116	Same	Map 57-2 Parcel 31 Field Book 11D 42970

WHEREAS, on the 29th day of December, 1983, Vicky V. Klein, was named Trustee by Wrap-around Deed of Trust dated December 29, 1983, executed by Michael Duane Jamison and wife, Lora Ann Jamison, conveying the property therein described to Vicky V. Klein, as Trustee, the real estate hereinafter described, said Wrap-around Deed of Trust being executed to secure to Billy R. Johnson and wife, Nell B. Johnson, the payment of one note of even date in the original principal amount of $49,000.00, payable with the terms and provisions as provided therein, said Wrap-around Deed of Trust being recorded in Book 6206, page 535, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Homer R. Ayers was appointed Substitute Trustee under the said Wrap-around Deed of Trust hereinabove described by instrument of record in Book 7412, page 937, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made under the terms and provisions of the said Wrap-around Deed of Trust and note, and notice was properly given to the said Michael Duane Jamison and wife Lora Ann Jamison, and they having failed to abide by the terms and provisions of the said Wrap-around 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 Wrap-around 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 Wrap-around Deed of Trust and instruments by giving twenty-one (21) days' notice by three (3) successive publica-

tions, namely December 2, 1987, December 10, 1987 and December 17, 1987, 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 Wrap-around Deed of Trust. Pursuant to said advertisement, on the 4th day of January, 1988, at 11:00 a.m., at the front 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 Wrap-around Deed of Trust, subject to 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 and wife, Nell B. Johnson, submitted the highest and best bid in the amount of Forty-two Thousand Dollars ($42,000.00). The said bid includes the underlying first mortgage lien in favor of Collaterl Investment Company which the Grantees assume and agree to pay in full.

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 and wife, 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, known as Lot No. 4 of Block "A" on the unrecorded Map of Home Acres Subdivision by the Layman Foundation and described as follows:

BEGINNING at a point in the north margin of Neelys Bend Road at the corner of Lots Nos. 4 and 5; thence with the line between said lots northerly 269.7 feet to an iron pin; thence easterly along the back line of said Lot No. 4 for a distance of 100 feet to an iron pin; thence southerly along a line, the same being the boundary line of Lots 3 and 4 for a distance of 275 feet to an iron pin in the margin of Neelys Bend Road; thence in a westerly direction along the margin of Neelys Bend Road for a distance of 48.5 feet to an iron pin; thence northerly for a distance of 5 feet to an iron pin; thence westerly for a distance in a line for a distance of 51.5 feet to an iron pin the same being the point of beginning.

BEING the same property conveyed to Michael Duane Jamison and wife, Lora Ann Jamison, by deed from Billy R. Johnson and wife, Nell B. Johnson, of record in Book 6206, page 532, Register's Office, Davidson County, Tennessee.

and,

I, Homer R. Ayers, Substitute Trustee, convey to Billy R. Johnson and wife, Nell B. Johnson, all of the rights conveyed to me as said Substitute Trustee in the said Wrap-around 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 Wrap-around Deed of Trust hereinabove referred to and not as an individual.

This the 4th day of January, 1988.

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 4th day of January, 1988.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12-31-89

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $42,000.00.

AFFIANT

Subscribed and sworn to before me, this the 4th day of January, 1988.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12-31-89

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

JAN 7 9 46 AM '88
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

9.5.9 6.3

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7444 PAGE 895

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 42000.00
				CON TX 117.60
				PRFEE 0.50
				WDEED 9.00
				TOTAL 127.10
				CHECK 127.10
01/07/88	01			09:50 0001 6278

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95963

IDENTIFICATION REFERENCE

JAN 7 9 46 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 51302