THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
Bank of Goodlettsville, Suite 301
112 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.
Thomas Joseph Fitzpatrick Sr. et ux 900 Woodland Dr. Madison, Tn. 37115	Same	Map 83-10 Parcel 277 17500 23W

WHEREAS, on the 17th day of May, 1983, Harold Reeves, was named Trustee by Deed of Trust dated May 17, 1983, executed by Robert Lorenzo Jordan, and wife, Wanda Faye Jordan, conveying the property therein described to Harold Reeves, 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 $40,500.00, payable with the terms and provisions as provided therein, said Deed of Trust being recorded in Book 6058, page 480, 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 7769, page 447, 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 Robert Lorenzo Jordan and Wanda Faye Jordan, 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 February 16, 1989, February 23, 1989 and March 2, 1989, 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, statutory right of redemption, dower and marital rights, and homestead as provided in the said Deed of Trust. Pursuant to said advertisement, on the 15th day of March, 1989, 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 all restrictions, restrictive covenants, easements, setback lines, unpaid real estate taxes, and any and all prior mortgages and liens of record, at which time Thomas Joseph Fitzpatrick and wife Mary E. Fitzpatrick, submitted the highest and best bid in the amount of Forty Thousand and No/100 ($40,000.00).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to the said Thomas Joseph Fitzpatrick and wife Mary E. Fitzpatrick _____ 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, in the 11th, formerly the 18th, Civil District, being part of the 10½ acre tract as shown on the Plat of Richardson Place, of record in Book 547, page 135, said Register's Office and described according to a survey by Erle Drake, County Surveyor, October 1, 1936, as follows:

BEGINNING on the southerly margin of Lakehurst Drive at a point 230 feet west of the westerly margin of 19th Street; thence with the southerly margin of said Drive, westwardly 114 feet; thence southwardly 246 feet to the northerly line of the Tolmie Property; thence with said line eastwardly 110 feet to a point 230 feet, more or less, west of the westerly margin of 19th Street; thence northwardly 223 feet to the beginning.

BEING the same property conveyed to Robert Lorenzo Jordan and wife, Wanda Faye Jordan, by deed from Thomas Joseph Fitzpatrick and wife, Mary Evelyn Fitzpatrick, of record in Book 6058, page 477, said Register's Office.

; and,

I, Homer R. Ayers, Substitute Trustee, convey to Thomas Joseph Fitzpatrick et ux. Mary E. 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 15th day of March, 1989.

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 15th day of March, 1989.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 12/31/89

5847 03/15 0101 03CHECK 141.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00

AFFIANT

Subscribed and sworn to before me, this the 15th day of March, 1989.

L. Chandler, Dep Reg
NOTARY PUBLIC

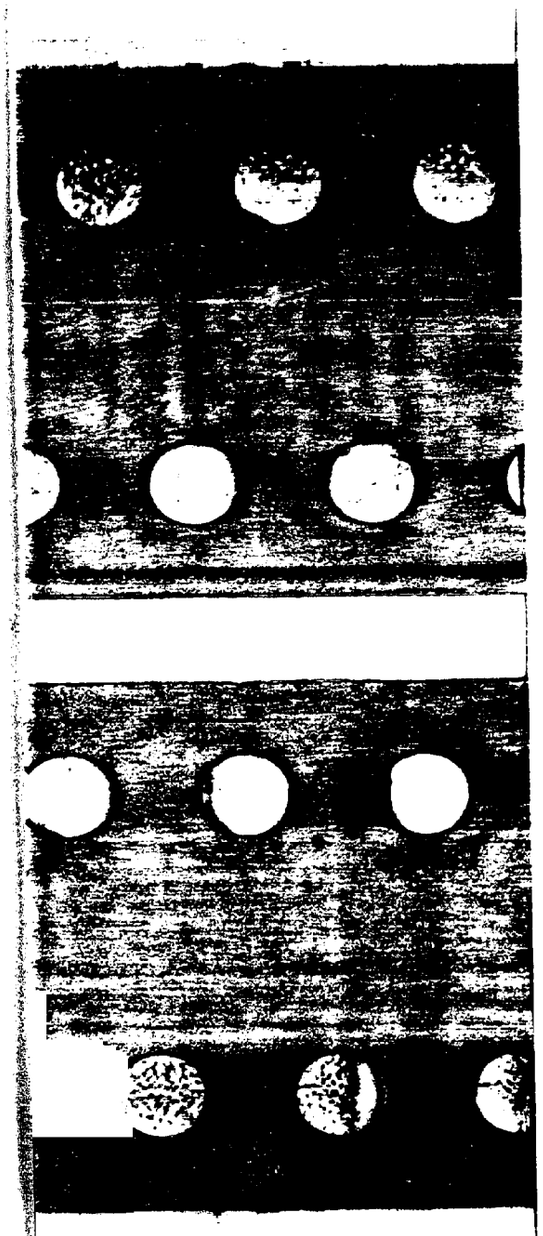
~~My Commission Expires:~~ _____

16544

IDENTIFICATION REFERENCE

Mar 15 11 13 AM '89
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH



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

RECEIVED OF _____

FOR _____

BOOK 7793 PAGE 562

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	40000.00
CON TX	132.00
PRFEE	0.50
WDEED	9.00
TOTAL	141.50
CHECK	141.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/15/99 01 11:16 0001 5847

16544

IDENTIFICATION REFERENCE

MAR 15 11 39 AM '99

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 190375