THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

0355 10/31 0101 03CHECK 0.00

SUBSTITUTE TRUSTEE'S DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL
Bank of Goodlettsville 112 Long Hollow Pike Goodlettsville, TN 37072	Same	Map 73-9 Parcel 130 15DZ61305

WHEREAS, on the 23rd day of February, 1989, J. C. GARRETT, III, was named Trustee by Deed of Trust dated February 23, 1989, executed by BESSIE RUTH VAUGHAN a/k/a BESSIE RUTH VAUGHAN COTTEN and husband, FRED W. COTTEN, conveying the property therein described to J. C. GARRETT, III, as Trustee, said Deed of Trust being executed to secure the Bank of Goodlettsville the payment of one note of even date in the original principal amount of FIFTY SIX THOUSAND FIVE HUNDRED ($56,500.00) DOLLARS, payable with the terms and provisions as provided therein, said Deed of Trust being recorded in Book 7786, page 48, 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 7928, page 590, 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 BESSIE RUTH VAUGHAN a/k/a BESSIE RUTH VAUGHAN COTTEN and husband FRED W. COTTEN, 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 September 28, 1989,

October 5, 1989, and October 12, 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 20th day of October, 1989, at 11:00 a.m., at the South door of the Nashville, Davidson County Metropolitan 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, paid real estate taxes, and any and all prior mortgages and liens of record, at which time the BANK OF GOODLETTSVILLE, 112 Long Hollow Pike, Goodlettsville, Tennessee, submitted the highest and best bid in the amount of FIFTY SIX THOUSAND AND NO/100 ($56,000.00) DOLLARS.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to the said BANK OF GOODLETTSVILLE, 112 Long Hollow Pike Goodlettsville, Tennessee, its successors and assigns, in fee simple and in bar of all of the equities hereinabove mentioned, the following described real estate, to-wit:

> BEING Lot No. 359 on the plan of Section III, Burchwood Gardens, of record in Book 2900, page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> BEING the same property conveyed to Bessie Ruth Vaughan (now Bessie Ruth Vaughan Cotten) of record in Book 3863, page 949, Register's Office for Davidson County, Tennessee.

I, Homer R. Ayers, Substitute Trustee, convey to BANK OF GOODLETTSVILLE all of the rights conveyed to me as said Substitute Trustee in the said Deed of Trust and instruments appointing me as Substitute Trustee, 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 20th day of October, 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 20 day of October, 1989.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/31/89

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $56,000.00

Judy P Adkins
AFFIANT

Subscribed and sworn to before me, this the 20 day of Oct, 1989.

Patsy C. Davidson
NOTARY PUBLIC

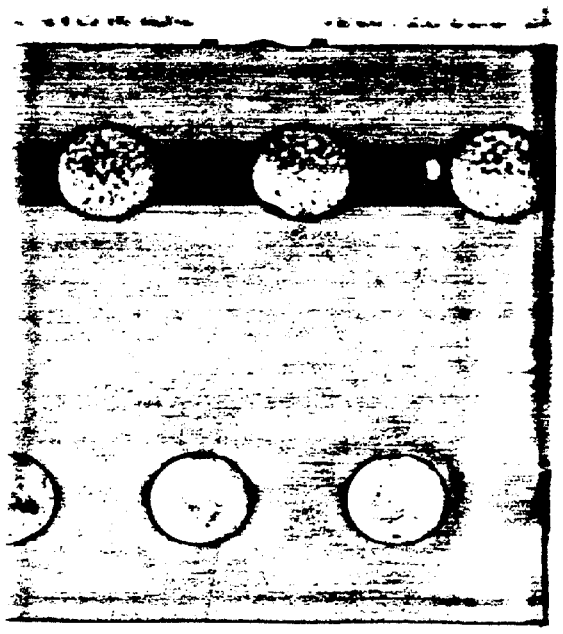
My Commission Expires: 12/31/89

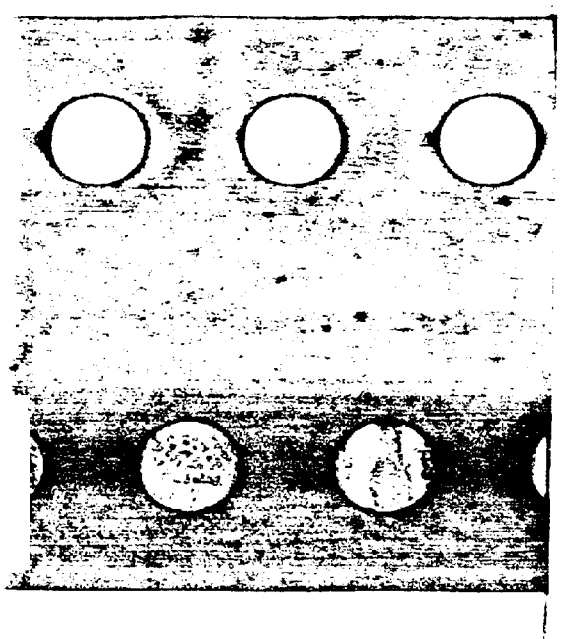
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IDENTIF. TREFERENCE

Oct 31 10 53 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7971 PAGE 652

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 56000.00
CON TX 184.80
PRFEE 1.00
TDEED 9.00 –
TOTAL 194.80
CHECK 194.80

10/31/89 01 10:53 0001 0354

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VOID
TDEED 9.00–
WDEED 9.00
[illegible] [illegible]
[illegible] [illegible]

10/31/89 01 10:54 0001 0355

77887

IDENTIF. REFERENCE

OCT 31 10 53 AM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

No. 262449