98502

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

5649 01/24 0101 03CHECK 33.40
IDENTIF. REFERENCE

SUBSTITUTE TRUSTEE'S DEED

JAN 24 2 17 PM '90

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Curtis T. Stewart 3906 Ivy Drive Nashville, TN 37216	Same as New Owner 08800 12DZ	Map 61-14 Parcel 6

RUSH

WHEREAS, by Deed of Trust dated October 13, 1988, and filed for record in Book 7677, page 589, Register's Office for Davidson County, Tennessee, SILVER POINTE HOMES, INC. conveyed to J. C. Garrett, III, Trustee, certain real property in Davidson County, Tennessee, as therein described and as described below to secure to the Bank of Goodlettsville the payment of one note of even date in the original principal amount of $40,000.00, payable with the terms and provisions as provided therein; and,

WHEREAS, Homer R. Ayers was appointed Substitute Trustee under the said Deed of Trust hereinabove described by instrument of record in Book 8008, page 160, 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 HUSBAND and WIFE, 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 December 28, 1989, January 4, 1990 and January 11, 1990, 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 22nd day of January, 1990, 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 CURTIS T. STEWART, submitted the highest and best bid in the amount of Eight Thousand Fifty Dollars ($8,050.00).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to the said CURTIS T. STEWART, 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, being Lot No. 245 on the Plan of Maplewood Heights Second Subdivision, which is of record in Book 547, pages 103 and 104, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 245 fronts 101 feet on the northerly margin of Ben Allen Road (formerly County Road), and extends back 351.1 feet on the westerly line, and 349 feet on the easterly line, to a line in the rear measuring 100 feet thereon.

INCLUDED in the above description, BUT EXPRESSLY EXCLUDED from this conveyance is the following described property having been conveyed to Harold E. Mathis and wife, Martha Marie Mathis, by deed of record in Book 2926, page 330, said Register's Office.

Land in Davidson County, Tennessee, being the northerly parts of Lots Nos. 244 and 245 on the Map of Maplewood Heights Second Subdivision as of record in Book 547, pages 103 and 104, Register's Office for said County, and described according to a survey prepared by T. R. Sanford on June 25, 1959, as follows:

BEGINNING at a point in the westerly margin of Hutson Avenue at the common corners of Lots Nos. 244 and 243, thence westerly with a fence line along the rear lines of Lots Nos. 244 and 245, which is also the southerly line of Lot No. 243, 200 feet to the common rear corner of Lots Nos. 245 and 246; thence southerly with the common boundary line between Lots Nos. 245 and 246, 172 feet to a fence; thence easterly along a fence line 202 feet, more or less, to a point in the westerly margin of Hutson Avenue; thence northerly with the westerly margin of said Avenue 202.7 feet, to the point of beginning.

ALSO INCLUDED in the above description, BUT EXPRESSLY EXCLUDED from this conveyance is the following described property having been conveyed to the State of Tennessee for the use and benefit of the Department of Transportation by deed of record in Book 4949, page 761, Register's Office for said County: BEGINNING at a point of intersection of the west margin of Hutson Avenue and the north margin of Ben Allen Road; thence along the said north boundary westwardly 202 feet more or less to a point; thence North 17 deg. 22 min. 42 sec. E 6.25 feet to a point; thence S 79 deg. 45 min. 18 sec. E 202.01 feet to a point in the said west margin; thence along the said west margin S 17 deg. 22 min. 42 sec. W 7.05 feet to the point of beginning, and containing 1,394 square feet.

BEING the same property conveyed to Silver Point Homes, Inc. by deed of record in Book 767 , Page 606, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is: 627 Ben Allen Road, Nashville, Tennessee.

; and,

I, Homer R. Ayers, Substitute Trustee, convey to CURTIS T. STEWART 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 22nd day of January, 1990.

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, HOMER R. AYERS, the Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 22nd day of January, 1990.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

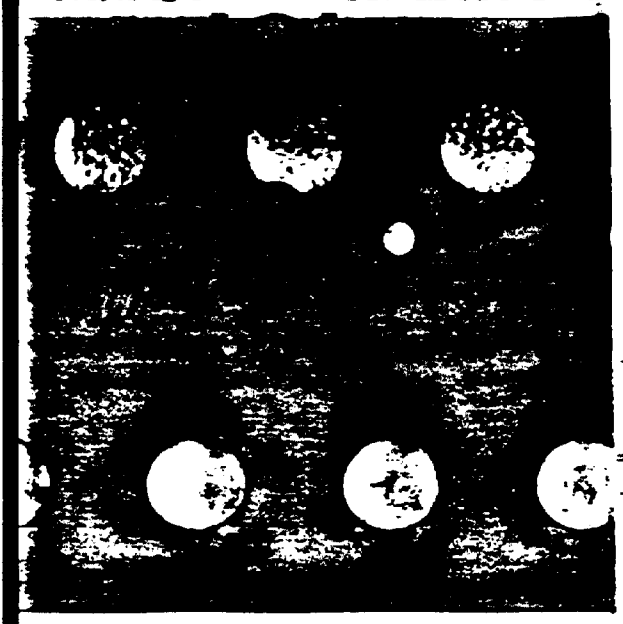
The actual consideration or value, whichever is greater, for this transfer is $8,050.00.

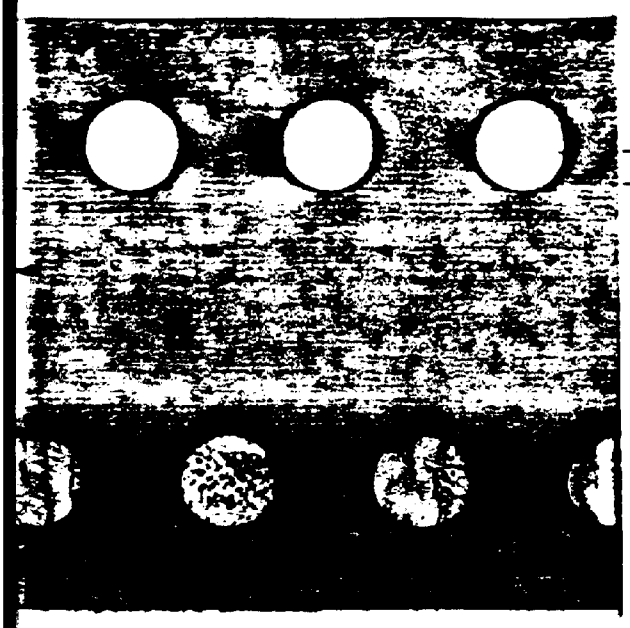
Affiant

Sworn to and subscribed before me, this the 22nd day of January, 1990.

NOTARY PUBLIC

My Commission Expires: 12/29/93





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

RECEIVED OF _____

FOR _____

BOOK 8031 PAGE 343

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
			CAMT	8050.00
			CON TX	26.40
			PRFEE	1.00
			MDEED	6.00
			TOTAL	33.40
			CHECK	33.40

01/24/90 01 14:16 0001 5649

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98502

IDENTIF. TREFERENCE

JAN 24 2 17 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 287728