THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
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.
Charles E. Binkley, et al 371 Cumberland Hills Dr. Madison, Tn. 37115	Same as New Owner	Map 59-13 Parcel 62 ID #13DA 45030

WHEREAS, by Deed of Trust dated September 11, 1980, and filed for record in Book 5652, page 671, Register's Office for Davidson County, Tennessee, DOROTHY D. MANNING and JOHN T. MANNING, conveyed to Julian Sewell, Trustee, certain real property in Davidson County, Tennessee, as therein described and as described below to secure to the Employees' Credit Association the payment of one note of even date in the original principal amount of $10,000.00, 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 8215, page 488, 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 DOROTHY D. MANNING and JOHN T. MANNING, 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 7, 1991, February 14, 1991, and February 21, 1991, 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 6th day of March, 1991, 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, unpaid real estate taxes, and any and all prior mortgages and liens of record, at which time CHARLES E. BINKLEY and WILMA M. REGG, as tenants in common, each owning a one-half (1/2) undivided interest, submitted the highest and best bid in the amount of Twenty-nine Thousand Four Hundred Forty-five Dollars ($29,445.00).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to the said CHARLES E. BINKLEY and WILMA M. REGG, as tenants in common, each owning a one-half (1/2) undivided interest, 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. 86 on the Plan of Treppard Heights Subdivision, Section 6, as of record in Book 2900, page 11, Register's Office for Davidson County, Tennessee.

SAID Lot No. 86 fronts 95 feet on the northwesterly side of Dove Place and extends back 342 feet on the southwesterly line and 396.9 feet on the northeasterly line which is a broken line to a dead line in the rear, on which it measures 68.4 feet thereon.

BEING the same property conveyed to John T. Manning by deed from Kermit Z. Smith and wife, Corrine B. Smith, of record in Book 4859, page 500, Register's Office for said County.

The mailing address for the said property is 3204 Dove Place, Nashville, Tennessee 37218.

; and,

I, Homer R. Ayers, Substitute Trustee, convey to CHARLES E. BINKLEY and WILMA M. REGG, as tenants in common, each owning a one-half (1/2) undivided interest, their heirs or assigns, 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 6th day of March, 1991.

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 6th day of March, 1991.

Patsy C. Davidson
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 $29,445.00.

Affiant

Sworn to and subscribed before me, this the 6th day of March, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

NOTARY PUBLIC AT LARGE TENNESSEE

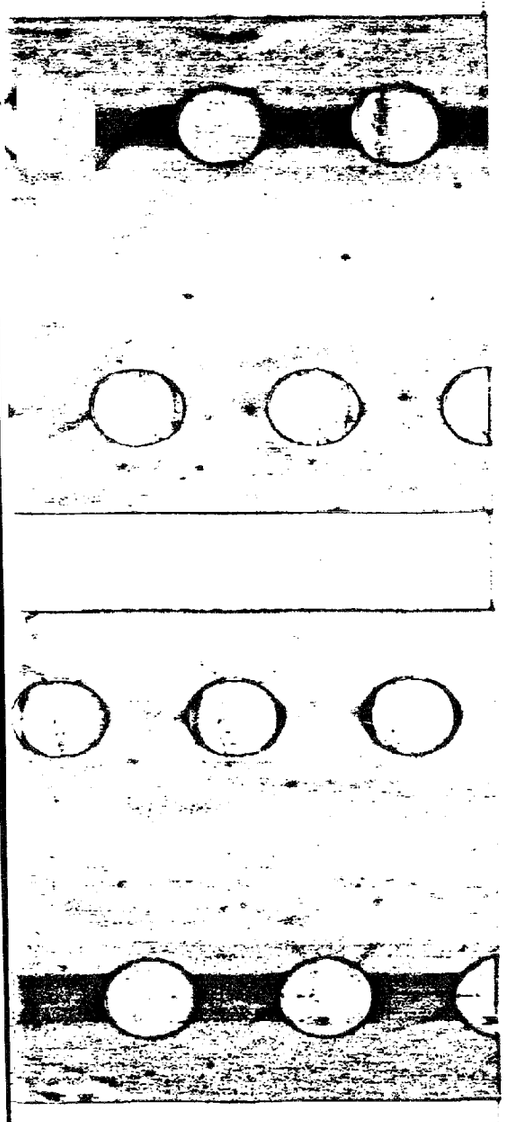
98039

IDENTIF. REFERENCE

MAR 11 9 02 AM '91

DAVIDSON COUNTY TN.

2275 03/11 0101 03CHECK 107.02



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8306 PAGE 852

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	29445.00
CON TX	97.02
PRFEE	1.00
WDEED	9.00
TOTAL	107.02
CHECK	107.02

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/11/91 01 08:04 0001 2275

98U39

IDENTIF. REFERENCE

MAR 11 8 02 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 403085