BOOK 8314 PAGE 422

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Mail

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

5619 03/22 0101 03CHECK 106.33

IDENTIF. REFERENCE

SUBSTITUTE TRUSTEE'S DEED

Mar 22 9 59 AM '91

DAVIDSON COUNTY, TN.

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Billy Johnson, et ux P. O. Box 712 Madison, TN 37115	Same as New Owner	Map 83-5 Parcel 218

WHEREAS, by Deed of Trust dated June 12, 1989, and filed for record in Book 7863, page 1, Register's Office for Davidson County, Tennessee, RICHARD D. HUGHEN and MELANIE H. HUGHEN, 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 $25,866.17, 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 8293, page 475, 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 RICHARD D. HUGHEN and MELANIE H. HUGHEN, 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 21, 1991, February 28, 1991 and March 7, 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 21st day of March, 1991, 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 BILLY JOHNSON and wife, NELL JOHNSON, submitted the

highest and best bid in the amount of Thirty Thousand One Hundred Twenty-nine and 49/100 Dollars ($30,129.49).

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 JOHNSON and wife, NELL 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, being Lot No. 11 on the Plan of Subdivision of Calvin Davis Lot, as of record in Book 57, page 85, Register's Office for said County.

SAID Lot fronts 50 feet on the northerly side of Calvin Avenue and runs back between parallel lines with the westerly margin on North 12th Street, formerly Allison Avenue, 150 feet to an alley.

BEING the same property conveyed to Richard D. Hughen and wife, Melanie H. Hughen, by deed from Billy Johnson and wife, Nell Johnson, of record in Book 7862, page 996, Register's Office for Davidson County, Tennessee.

; and,

I, Homer R. Ayers, Substitute Trustee, convey to BILLY JOHNSON and wife, NELL JOHNSON 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 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 22nd day of March, 1991.

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 $30,129.49.

Affiant

Sworn to and subscribed before me, this the 22nd day of March, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8314 PAGE 424

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 30129.49
CON TX 99.33
PRFEE 1.00
WDEED 6.00
TOTAL 106.33
CHECK 106.33

03/22/91 01 10:00 0001 5619

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0U917

IDENTIF. REFERENCE

MAR 22 9 59 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 406366