Rec'd

BOOK 8367 PAGE 165

This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel Nos.:
Bank of Goodlettsville	SAME	144/71
P.O. Box 488		FH 09458
Goodlettsville, Tennessee 37072		

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated December 21, 1989, executed by Warren M. Johnson, Sr. and wife, Patricia K. Johnson, to J.C. Garrett, III, Trustee, of record in Book 8011, page 312, Register's Office for Davidson County, Tennessee; and

WHEREAS, Bank of Goodlettsville, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 8011, page 312, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Marshall L. Hix and Sam J. McAllester, III as Substitute Trustees by an instrument of record in Book 8340, page 582, Register's Office for Davidson County, Tennessee, and authorized either of them to act alone with the powers given the Trustee in said Deed of Trust; and

WHEREAS, Marshall L. Hix, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 o'clock Noon, prevailing time on Friday, May 31, 1991, at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

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WHEREAS, the Substitute Trustee personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of One and 00/100 Dollars ($1.00) by Bank of Goodlettsville (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of One and 00/100 Dollars ($1.00) cash in hand paid by the Grantee, Marshall L. Hix, Substitute Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 2 on the plan of Trimble Compton's Resubdivision of the northern portion of Lot No. 3 on the plat of Division of the Lands of Joshua Compton as of record in Book 843, page 47, of record in Book 4675, page 27, Register's Office for said County.
>
> SAID Lot No. 2 fronts 212.36 feet on the broken northerly margin of Tyne Blvd. and extends back 427.51 feet on the easterly line and 350.62 feet on the westerly line to a dead line in the rear, measuring 278 feet thereon.
>
> Being the same property conveyed to Warren M. Johnson, Sr. and wife, Patricia K. Johnson, by deed from W.P. Russell, Jr. and wife, Lynne M. Russell, of record in Book 7335, page 767, Register's Office for Davidson County, Tennessee.

Said property is known as 2012 Tyne Boulevard, Nashville, Davidson, County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs, successors, and assigns forever.

And the Substitute Trustee covenants with the said Grantee that he is lawfully seized and possessed of said real property as Substitute Trustee only and, by the terms of the above-mentioned Deed of Trust, has a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

The Substitute Trustee further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through him as Substitute Trustee, but no further or otherwise; it being the intention of the Substitute Trustee only to convey to Grantee no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 31st day of May, 1991. 0807 06/05 0101 03CHECK 757.45

Marshall L. Hix, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Renee D. Gentry, a Notary Public for the state and county aforesaid, Marshall L. Hix, Substitute Trustee, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of May, 1991.

NOTARY PUBLIC

RENEE D. GENTRY NOTARY PUBLIC AT LARGE

My Commission Expires:

March 26, 1994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 226,500.00

AFFIANT

Subscribed and sworn before me on this 31st day of May, 1991.

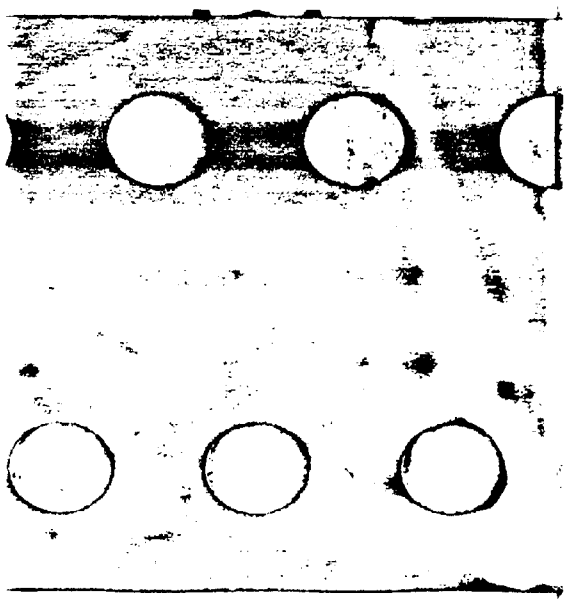
NOTARY PUBLIC

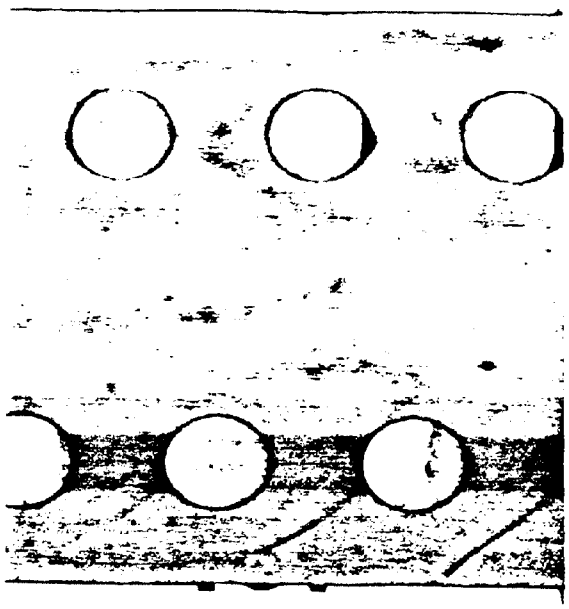
RENEE D. GENTRY NOTARY PUBLIC AT LARGE

My Commission Expires:

March 26, 1994

BWRDM185





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
226500.00
CON TX 747.45
PRFEE 1.00
WDEED 9.00
TOTAL 757.45
CHECK 757.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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No. 427884