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 2734 08 30 0101 03CHECK 166.10

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Bank of Goodlettsville<br>112 Long Hollow Pike<br>Goodlettsville, TN 37072 | Same as New Owner | Map 26-10<br>Parcel 8<br>ID #GO-9423 |

mail -

WHEREAS, by Deed of Trust dated November 18, 1987, and filed for record in Book 7409, page 166, Register's Office for Davidson County, Tennessee, Robert N. Genung and wife, Lynne W. Genung, 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 $43,000.00, 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 8365, page 693, 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 Robert N. Genung and Lynne W. Genung, 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 June 13, 1991, June 20, 1991, and June 27, 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 8th day of July, 1991, at 11:00 A.M. at the south door of the 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 the Bank of Goodlettsville, submitted the

highest and best bid in the amount of Forty-Three Thousand Dollars ($43,000.00).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to the said Bank of Goodlettsville, 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 the 10th Civil District of Davidson County, Tennessee, being the East 50 feet of Lot No. 19 and the westerly part of Lot No. 20 on the Plan of Terra View, revised, as of record in Book 1424, page 4, Register's Office for Davidson County, Tennessee.
BEGINNING at a point in the northerly margin of Wade Circle, corner to Charles Leggett and the southwest corner of this lot; thence with Leggett's east line North 0 degrees 30 minutes East 175 feet to a stake in a fence; thence with said fence South 89 degrees East 128 feet, corner to H. M. Sisco; thence with said Sisco's West line South 23 degrees 45 minutes West 198.6 feet to a point in Wade Circle; thence, westerly following the northerly curve with Wade Circle with a 100 foot radius 51 feet to the beginning.

BEING the same property conveyed to Robert N. Genung and wife, Lynne W. Genung, by Installment Deed from Jesse M. Pyles and wife, Stella M. Pyles, of record in Book 5603, page 656, said Register's Office; and by divorce decree in the Circuit Court for Davidson County, Tennessee, Docket No. 83-1123, the property described herein became vested in Robert N. Genung.

The mailing address for the said property is: 622 Wade Circle, Goodlettsville, Tennessee 37072; and,

I, Homer R. Ayers, Substitute Trustee, convey to the Bank of Goodlettsville 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 12th day of July, 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 12th day of July, 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 $43,000.00.

Affiant

Sworn to and subscribed before me, this the 12th day of July, 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 8417 PAGE 432

| | | |
|---|---|---|
| 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 43000.00 | |
| | | | CON TX 159.10 | |
| | | | PRFEE 1.00 | |
| | | | WDEED 6.00 | |
| | | | TOTAL 166.10 | |
| | | | CHECK 166.10 | |
| 08/09/91 | 01 | | 08:37 0001 2294 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38003

IDENTIFICATION

AUG 9 8 35 AM '91

No. 448858