THIS INSTRUMENT PREPARED BY:

J. K. WOODARD
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
(615) 822-0030

Map & Parcel:
82-05/039.00

NEW OWNER AND SEND TAX BILLS TO:
M/M JOHNNY N. WOODARD
566 Cumberland Hills Drive
Hendersonville, TN 37075

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a certain Deed of Trust dated November 16, 1982, executed by RODNEY W. DAVIS and recorded in Book 5992, page 313, Register's Office for Davidson County, Tennessee, the herein described property was conveyed to D. J. BREWER, Trustee, to secure the indebtedness described in said Deed of Trust, and the entire indebtedness having been declared due and payable as provided in said Deed of Trust by the lawful owner and holder of said indebtedness, OLD HICKORY CREDIT UNION; and

WHEREAS, default having been made in the terms, conditions and payments made and provided for in said Deed of Trust of record in Book 5992, page 313, Register's Office for Davidson County, Tennessee, and OLD HICKORY CREDIT UNION being the holder of said indebtedness and having declared the entire indebtedness and interest due and payable; and

WHEREAS, on June 20, 1991, OLD HICKORY CREDIT UNION, pursuant to and in compliance with the authority contained in the Deed of Trust aforesaid, named and appointed JAMES R. LAWSON as Substitute Trustee under said Deed of Trust by instrument of record in Book 8380, page 963, said Register's Office, thereby vesting the said Substitute Trustee with all the rights, powers, and privileges of the original Trustee named in the said Deed of Trust; and

WHEREAS, the lawful holder of said indebtedness having requested JAMES R. LAWSON, Substitute Trustee, to sell said property in satisfaction of said indebtedness, interest, costs and attorney's fees and all obligations as provided in said Deed of Trust; and

WHEREAS, JAMES R. LAWSON, Substitute Trustee, did give more than twenty-one (21) days notice of the time, place and terms of said sale by advertisement in three (3) weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper on August 1, 1991, August 8, 1991, and August 15, 1991, stating that on the 29th day of August, 1991, at 10:45 a.m. at the south door of the Courthouse in Nashville, Tennessee, said property, hereinafter described, would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, and subject to any and all unpaid taxes under Tennessee law; and

WHEREAS, on the said date (August 29, 1991), said JAMES R. LAWSON, Substitute Trustee, offered said property for sale at public outcry and sold said property to JOHNNY N. WOODARD and wife, JANICE B. WOODARD, for Three Thousand One Hundred and No/100 ($3,100.00) Dollars, which was the amount of the highest and last bid.

NOW, THEREFORE, I, JAMES R. LAWSON, Substitute Trustee, in pursuance of the power and authority contained in said Deed of Trust, for and in consideration of the sum of the said highest,

best and last bid, hereinabove set out, do hereby bargain and sell and by these presents do hereby transfer and convey to said JOHNNY N. WOODARD and wife, JANICE B. WOODARD, their successors and assigns, as Grantee, the following described property, to wit:

> LAND in Davidson County, Tennessee, being the south 28 1/7 feet of Lot No. 140 and the north 7 1/7 feet of Lot No. 142 on the Map of North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register's Office for said County.
>
> SAID parts of said lots adjoin and front together 35 2/7 feet on the west side of Fifth Avenue North and run back between parallel lines 182 feet, more or less, to an alley.
>
> BEING the same property conveyed to RODNEY W. DAVIS by deed from WILLIAM K. DAVIS and wife, LOIS A. DAVIS, of record in Book 5974, page 959, Register's Office for Davidson County, Tennessee.

This is property known as 1627 Fifth Avenue, North, Nashville, Tennessee.

The said JAMES R. LAWSON, Substitute Trustee, does hereby sell this property as Substitute Trustee under said Deed of Trust and not otherwise.

The above-described property is sold subject to any and all unpaid taxes and encumbrances that appear of record, including building restrictions, if any.

WITNESS my hand and seal on this the 3-16 day of August, 1991.

JAMES R. LAWSON - Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JAMES R. LAWSON, Substitute Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, TN, this the 29 day of August, 1991.

NOTARY PUBLIC

My Commission Expires: Feb 29 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 3,100.00.

AFFIANT

Sworn to and subscribed before me on this the 29 day of August, 1991.

NOTARY PUBLIC

My Commission Expires: Feb 29 1992

4777 RECEIVED FOR RECORD SEP 18 9:03 AM 1991 TENNESSEE REGISTER'S OFFICE

18-47

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



RECEIVED OF _____

FOR _____

BOOK 8444 PAGE 867

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	3100.00
			CON TX	11.47
			PRFEE	1.00
			MDEED	6.00
			TOTAL	18.47
			CHECK	18.47
09/18/91	01		09:36 0001	1815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 7 7 1 6

IDENTIFICATION

SEP 18 9 35 AM '91

No. 460042