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.
Bank of Goodlettsville 112 Long Hollow Pike Goodlettsville, TN 37072	Same as New Owner	Map 33 Parcels 151, 202, 203, 204, 207, 208

WHEREAS, by Deed of Trust dated November 5, 1985, and filed for record in Book 6704, page 126, Register's Office for Davidson County, Tennessee, SAM MARTZ and wife, VALDA MARTZ, 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 $275,000.00 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 8445, page 19, 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 SAM MARTZ and wife, VALDA MARTZ, 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 September 26, 1991, October 3, 1991, and October 10, 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 18th day of October, 1991, at 11:00 A.M. at the south door of the Davidson County Courthouse in Nashville, Tennessee, I, Homer R. Ayers, as s

and liens of record, at which time the BANK OF GOODLETTSVILLE, submitted the highest and best bid in the amount of Two Hundred Thousand Dollars ($200,000.00).

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:

TRACT 1: Land in Davidson County, Tennessee, located to the West of and contiguous to Tract 5 of Rivergate Acres, Limited, Section 2 according to the plat of record in Book 6250, page 206, Register's Office for Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, No. 823, dated March 22, 1982 and revised October 19, 1984, described as follows, to-wit:

BEGINNING at a point on the South edge of Dry Creek, being 511.50' more or less, southeasterly from the northwest corner of the property conveyed to Forest Lawn Memorial Gardens by deed of record in Deed Book 5826, page 66, Register's Office for Davidson County, Tennessee; thence, S 69 deg. 58' 45" E 34.58' to a point in the center of said creek; thence with the center of said creek the following calls: S 01 deg. 32' 51" W 93.36' to a point; thence S 33 deg. 42' 04" E 108.75' to a point; thence S 52 deg 45' 04" E 104.35' to a point; thence S 40 deg. 46' 47" E 414.70' to a point; thence S 32 deg. 15' 06" E 221.42' to a point; thence S 04 deg. 36' 50" W 51.13' to a point; thence S 25 deg. 06' 12" E 68.76' to a point; S 60 deg. 41' 05" E 214.13' to a point; thence S 54 deg. 03' 08" E 41.38' to a point in the westerly margin of Interstate 65; thence leaving said Dry Creek with said margin of I-65 the following calls: S 41 deg. 59' 44" W 77.87' to a point; thence S 48 deg. 20' 13" E 50.00' to a point; thence S 41 deg. 39' 47" W 677.53' to a point in a fence; thence leaving I-65 and with a fence the following calls: N 87 deg. 07' 27" W 114.16' to a point; thence N 88 deg. 08' 33" W 307.43' to a point of a fence corner; thence N 04 deg. 05' 03" E 86.75' to a point; thence N 02 deg. 59' 52" E 177.49' to a point; thence N 02 deg. 31' 44" E 566.76' to a point; thence N 01 deg. 19' 51" W 318.16' to a point at a fence corner; thence leaving said fence N 05 deg. 59' 10" E 438.33' to the point of beginning, containing 18.13 acres, more or less.

GRANTORS further convey to the Trustee named the easement rights for ingress and egress to and from the property hereinabove described as shown on the plat of Rivergate Acres Limited Section 2 of record in Book 6250, page 206, Register's Office for Davidson County, Tennessee, said easement being more particularly described as follows:

Beginning at a point on the southerly margin of a proposed 60' street as shown on the said Subdivision plan, the said point of beginning is also 316.99' easterly from the northwest corner of the said Lot No. 5 of which this easement is a part; thence with the southerly margin of the said 60' Road N 74 deg. 43' 33" E 50.66' to a point; thence leaving the margin of the said Road S 18 deg. 10' 07" E 146.06' to a point; thence S 16 deg. 08' 52" W 362.80' to a point; thence S 02 deg. 29' 46" E 195.00' to a point; thence S 62 deg. 40' 50" W 353.31' to a point in the southerly line of the said Lot No. 5; thence with the said southerly line N 40 deg. 46' 47" W 51.41' to a point; thence leaving the southerly line of Lot 5 N 62 deg. 40' 50" E 333.32' to a point; thence N 02 deg. 29' 46" W 171.24' to a point; thence N 16 deg. 08' 52" E 355.57' to a point; thence N 18 deg. 10' 07" W 133.15' to the point of beginning, containing 1.18 acres, more or less.

BEING the same easement conveyed by Neely Mortgage Company to Sam and Valda Martz dated December 7, 1984, and recorded in Book 6448, page 60, said Register's Office.

TRACT 2: Land in Davidson County, Tennessee, and described according to a survey by J. Bruce Rainey, Surveyor, No. 823, dated July 1, 1985, as follows, to-wit:

BEGINNING at a point in the easterly margin of Dickerson Pike (U.S. 41), said point being 250.66 feet more or less northeasterly from the northwest corner of the Forest Lawn Memorial Gardens land of record in Book 5826, page 66, Register's Office for Davidson County, Tennessee; thence with the margin of Dickerson Pike the following calls: N 48 deg. 31' 26" W 40.00 feet to a point; thence with a

curve to the left, having a radius of 2,905.00 feet and a long chord of 696.32 feet, said chord having a bearing of N 34 deg. 35' 33" E a distance along the curve of 698.00 feet to a point; thence, leaving Dickerson Pike, S 62 deg. 17' 27" E 190.00 feet to a point; thence, S 31 deg. 09' 39" W 342.61 feet to a point in the northerly margin of a proposed collector street; thence S 36 deg. 00' 18" W 382.56 feet to a point; thence N 55 deg. 12' 35" W 160.00 feet to the point of beginning, containing 3.08 acres, more or less.

INCLUDED in the above described tract but EXCLUDED from this conveyance is that portion of a 60-foot roadway dedicated to the City of Goodlettsville by a plat of Rivergate Acres, Section 2, of record in Book 6250, page 206, Register's Office for Davidson County, Tennessee, the said roadway contains 0.28 acres, more or less.

; 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 18th day of October, 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 18th day of October, 1991.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

5924 10/25 0101 03CHECK 750.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Sworn to and subscribed before me, this the 18th day of October, 1991.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

5697.3

Oct 25 10 26 AM '91

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

RECEIVED OF _____

FOR _____

BOOK 8471 PAGE 52

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

MAMT 200000.00
ERR CO
MAMT 200000.00-
CAMT 200000.00
CON TX 740.00
PRFEE 1.00
UCCFEE 9.00
TOTAL 750.00
CHECK 750.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/25/91 01 10:27 0001 5924

5.6.9.7.3.

IDENTIFT REFERENCE

OCT 25 10 26 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 470636