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

BOOK 8473 PAGE 303

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
MAIL Bank of Goodlettsville 112 Long Hollow Pike Goodlettsville, TN 37072	Same as New Owner	Map 12 Parcel 39 ID #10D 21590

WHEREAS, by Deed of Trust dated February 13, 1989, and filed for record in Book 7775, page 691, Register's Office for Davidson County, Tennessee, EVELYN BRINKLEY, a single person, 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 $37,459.15, 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 8442, page 22, 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 EVELYN BRINKLEY, a single person, 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 19, 1991, September 26, 1991, and October 12, 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 16th 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 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 $36,804.27.

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:

BEING a tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, lying on the east side of the new highway between Ridgetop and Goodlettsville, and bounded as follows:

BEGINNING at a point on the margin of said highway at an iron pin; thence South along the east margin of said highway, 339 feet and 8 inches, more or less, to another iron pin; thence in a northeasterly direction 305 feet, more or less, to a point marked by an iron pin; thence in a northwesterly direction a distance of 260 feet, more or less, to the point of beginning.

BEING a plot of ground in a triangular shape, lying wholly on the east side of said highway, and bounded on the west by said highway, on the south by the lands of Williamson and Draper and on the north by the lands of Tinnin and Draper, and running to a point on the east boundary, said plot containing one-half acre, more or less.

BEING the same property conveyed to Evelyn Brinkley by deed from Charles E. Cooper and wife, Nyla E. Cooper, of record in Book 5229, page 48, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description, but EXCLUDED from this conveyance is a tract of property conveyed to the State of Tennessee of record in Book 6121, page 667, said Register's Office.

This is improved property known as mailing address of 1263 Springfield Highway, 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 16th 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 16th day of October, 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 $36,804.27.

Affiant

Sworn to and subscribed before me, this the 16th day of October, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

5701 Oct 29 10 44 AM 1991 030E

5.7.5

143.18

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8473 PAGE 310

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 36804.27
CON TX 136.18
PRFEE 1.00
WDEED 6.00
TOTAL 143.18
CHECK 143.18

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01 10:44 0001 6791

5.7.7.1.5.

IDENTIFICATION REFERENCE

Oct 29 10 44 AM '91

No. 471489