6.5246

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

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TENN TAX REV

## SUBSTITUTE TRUSTEE'S DEED

Nov 27 10 37 AM '91

| 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 54-14<br>Parcel 107<br>Field Bk. 4D 27971 |

WHEREAS, by Deed of Trust dated October 24, 1989, and filed for record in Book 7970, page 321, Register's Office for Davidson County, Tennessee, Chester Chambers, Jr., a single man, 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 $24,070.67, 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 8464, page 538, 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 Chester Chambers, Jr., a single man, 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 October 24, 1991, October 31, 1991, and November 7, 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 19th day of November, 1991, at 11:00 A.M. at the south door of the Metropolitan-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 Eighteen Thousand Dollars ($18,000.00).

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 lying in the 4th Civil District of Davidson County, Tennessee, being described according to a survey dated October 7, 1976, made by Barge, Waggoner, Sumner and Cannon, Engineers, as follows:

BEGINNING at a point in the south margin of Rising Sun Terrace, said point being the northeast corner of Lot No. 262 on the Plan of Brandywine Farms, Section 15, as of record in Plat Book 4660, page 123, Register's Office for Davidson County, Tennessee, and a corner in the south boundary line of Brandywine Farms, Section 17, as of record in Plat Book 4860, page 70, Register's Office for Davidson County, Tennessee; thence, easterly with said margin of Rising Sun Terrace as follows: N. 87 deg. 43' E. 198.20 feet to a point; easterly 69.50 feet with a curve to the right having a radius of 456.80 feet to a point; southeasterly, 39.27 feet with a curve to the right having a radius of 25.00 feet to a point in the west margin of Willow Bough Lane; thence, with said margin of Willow Bough Lane as follows: S. 6 deg. 26' W., 132.00 feet to a point; southerly, 15.22 feet with a curve to the left having a radius of 4021.55 feet to a point; thence N. 83 deg. 47' W., 269.09 feet to a point in the east line of said Lot No. 262 on the Plan of Brandywine Farms, Section 15; thence, N 2 deg. 17' West 139.55 feet to the point of beginning, containing 1.02 acres, more or less.

BEING the same property conveyed to Chester Chambers, Jr., a single man, by deed from Charles A. Rowlett and wife, Irene H. Rowlett, of record in Book 6831, page 78, Register's Office for Davidson County, Tennessee.

This is unimproved property located on Rising Sun Terrace, Old Hickory, Tennessee 37138.

; 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 19th day of November, 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 19th day of November, 1991.

PATSY C. DAVIDSON NOTARY PUBLIC LARGE

Patsy C. Davidson
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 $18,000.00.

Affiant

Sworn to and subscribed before me, this the 19th day of November, 1991.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8495 PAGE 864

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 18000.00 |
| | | | | CON TX 66.60 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 73.60 |
| | | | | CHECK 73.60 |
| 11/27/91 | 01 | | | 10:39 0001 3119 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

6.52 4.6.

IDENTIFICATION REFERENCE

Nov 27 10 37 AM '91

**No.** 480177