BOOK 8563 PAGE 755

6.7.8.5.4

THIS INSTRUMENT PREPARED BY: HOMER R. AYERS, Attorney
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

IDENTIFICATION

DEC 9 9 42 AM '91

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 43-13 Parcel 268 ID# 11D 47780

WHEREAS, by Deed of Trust dated July 31, 1987, and filed for record in Book 7315, page 139, Register's Office for Davidson County, Tennessee, THOMAS DEAN BOYD and wife, LINDA F. BOYD, 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 $32,000.00, 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 8471, page 969, 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 THOMAS DEAN BOYD and wife, LINDA F. BOYD, 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 31, 1991, November 7, 1991, and November 14, 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 2nd day of December, 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 BANK OF GOODLETTSVILLE, submitted the highest and best bid in the amount of Twenty-three Thousand Six Hundred Dollars ($23,600.00).

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 Davidson County, Tennessee, being Lot No. 32 of Block "C" on the Map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for said County.

Said Lot No. 32 fronts 50 feet on the southerly side of Cherry Street, and runs back between parallel lines, 140 feet to a dead line.

BEING the same property conveyed to Thomas Dean Boyd and wife, Linda F. Boyd, by deed from Lela Frances Higbee, et al, of record in Book 6120, page 497, Register's Office for Davidson County, Tennessee.

This is improved property known as 224 Cherry Street, Madison, Tennessee 37115.

; and,

I, Homer R. Ayers, Substitute Trustee, convey to 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 2nd day of December, 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 2nd day of December, 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 $23,600.00

Affiant

Sworn to and subscribed before me, this the 2nd day of December, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

0588 12/09/91 03CHECK 94.32



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8503 PAGE 757

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 23600.00
CON TX 87.32
PRFEE 1.00
WDEED 6.00
TOTAL 94.32
CHECK 94.32

12/09/91 01 09:45 0001 0588

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6. 7. 8. 5. 4.

IDENTIFICATION REFERENCE

Dec 9 9 42 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 483139