BOOK 8517 PAGE 510

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201 – Mail
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 94-1 Parcel 186 18W 14555 Map 94-1 Parcel 265 23W 12441

WHEREAS, by Deed of Trust dated May 20, 1987, and filed for record in Book 7243, page 283, Register's Office for Davidson County, Tennessee, WINSTON W. DYER and wife, DELORES C. DYER, 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 $64,670.14, 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 8493, page 149, 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 DELORES C. DYER (Winston W. Dyer being deceased), and she 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 November 28, 1991, December 5, 1991 and December 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 23rd day of December, 1991, at 11:15 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 Twenty-seven Thousand Dollars ($27,000.00).

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, being Lot No. 17 on the Revised Plan of Shelby Village No. One of record in Book 1835, page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 50.9 feet on the westerly margin of Village Court and extends back 135.7 feet on the northerly line and 135.9 feet on the southerly line to a dead line in the rear, measuring 50.0 feet thereon.

Being the same property conveyed to Winston W. Dyer and wife, Delores C. Dyer, by deed from Francie J. Hubbard, of record in Book 5968, page 746, Register's Office for Davidson County, Tennessee.

TRACT 2:
Being Lot Nos. 179 and 180 in Payne, Blakemore & Others Addition to Nashville, Tennessee, as per plan of record in Book 57, page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 179 fronts 42.35 feet on the East side of South 12th Street and runs back between parallel lines 94 feet on the south line and 98.45 feet on the north line to an alley.

Said Lot No. 180 fronts 50.25 feet on the east side of South 12th Street and runs back between parallel lines 98.45 feet on the south line and 103.9 feet on the north line to an alley.

Being the same property conveyed to Winston W. Dyer and wife, Delores C. Dyer, by deed from Frances Lorene Holt Hall, Executrix of the Estate of E. E. Booker, deceased, and individually, and Edward Robert Booker, individually, filed for record in Book 6693, page 180, Register's Office for Davidson County, Tennessee.

; 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 23rd 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 23rd 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 $27,000.00.

Affiant

Sworn to and subscribed before me, this the 23rd day of December, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

7291.2

IDENTIFICATION REFERENCE

Dec 30 10 47 AM '91

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

5613 12/30 0101 03CHECK 109.90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8517 PAGE 513

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 27000.00
CON TX 99.90
PRFEE 1.00
WDEED 9.00
TOTAL 109.90
CHECK 109.90
12/30/91 01 10:49 0001 661E

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7: 2 9. 1. 2.

IDENTIFICATION REFERENCE

DEC 30 10 47 AM '91

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

No. 489078