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 43-6 Parcel 196 11D 59965

Mail

WHEREAS, by Deed of Trust dated March 15, 1992, and filed for record in Book 8310, page 924, Register's Office for Davidson County, Tennessee, as modified by Modification Agreement of record in Book 8501, page 45, said Register's Office, PAMELA JOY MARTIN, 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 $70,691.54, 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 8609, page 719, 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 PAMELA JOY MARTIN, 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 April 30, 1992, May 7, 1992, and May 14, 1992, 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 26th day of May,

1992, 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 Forty Thousand Dollars ($40,000.00).

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, its successors or assigns, in fee simple and in bar of all of the equities hereinabove mentioned, the following described real estate, to-wit:

Tennessee.

> Being Lot No. 68 on the Plan of Madison Park, Section 3, as of record in Book 3500, page 104, Register's Office for said County, to which Plan reference is here made for a more complete and accurate description.
>
> This conveyance is subject to all restrictions, easements, and plats of record in the Register's Office for said County.
>
> Being the same property conveyed to Pamela Joy Martin by Quitclaim Deed from William Owen Martin of record in Book 8310, page 922, Register's Office for Davidson County, Tennessee.
>
> The mailing address for the said property is 521 Roosevelt, Madison, Tennessee 37115.

; 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 26th day of May, 1992.

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 26th day of May, 1992.

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 $40,000.00.

Affiant

Sworn to and subscribed before me, this the 26 day of May, 1992.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

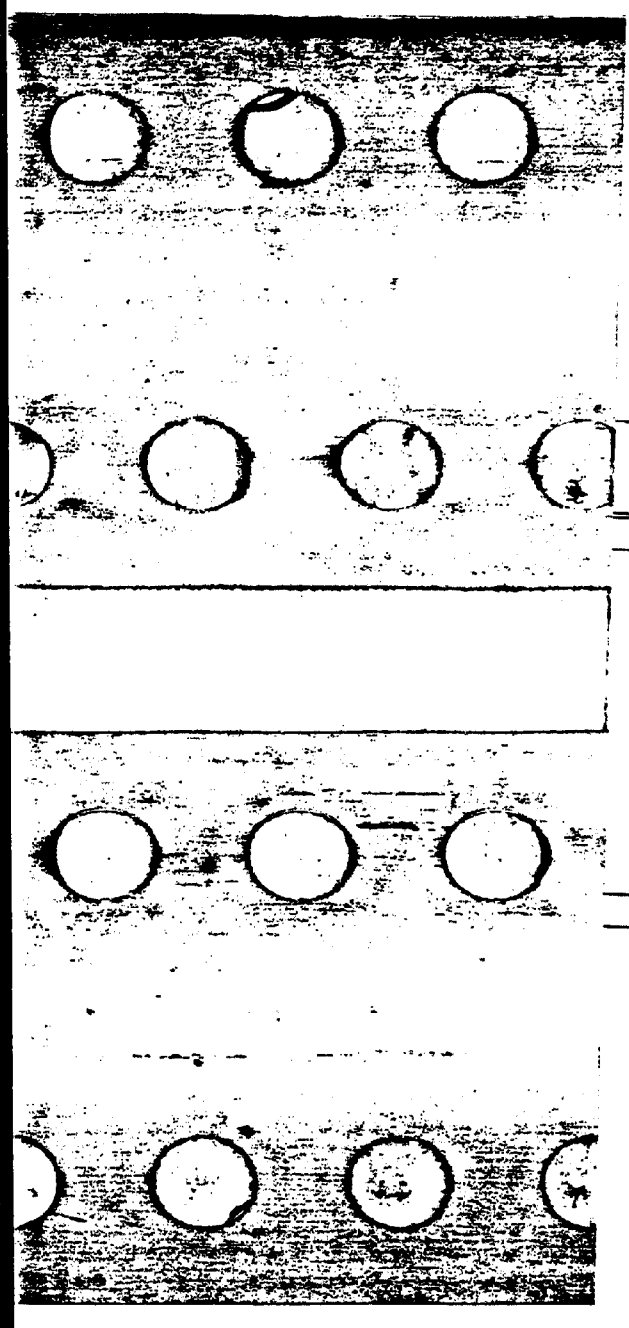
16124

IDENTIF. TREFERENCE

JUN 4 8 21 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

7618 06/04 0101 03CHECK 158.00



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

BOOK 8643 PAGE 94

RECEIVED OF _____

FOR _____

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	40000.00
			CON TX	148.00
			PRFEE	1.00
			WDEED	9.00
			TOTAL	158.00
06/04/92	01		CHECK	158.00

08:21 0001 7618

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 I 2 4

IDENTIF. TREFERENCE

JUN 4 8 21 AM '92

FELIX Z. WILSON II-REGISTER
DAVIDSON COUNTY TN.

No. 537412