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

mail

TRUSTEE'S DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Thomas J. Fitzpatrick, et ux 251 Rouse Road Dickson, TN 37055	Same as New Owner	Map 83-7 Parcel 119 ID# 27W 04985

WHEREAS, by Deed of Trust dated November 27, 1990, and filed for record in Book 8244, page 683, Register's Office for Davidson County, Tennessee, Roger Clarence Mayes and wife, Kandy Marie Mayes, conveyed to Homer R. Ayers, Trustee, certain real property in Davidson County, Tennessee, as therein described and as described below to secure to Thomas J. Fitzpatrick and wife, Mary Evelyn Fitzpatrick, the payment of one note of even date in the original principal amount of $16,569.43, payable with the terms and provisions as provided therein; 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 Roger Clarence Mayes and wife, Kandy Marie Mayes, and they having failed to abide by the terms and provisions of the said Deed of Trust; and,

WHEREAS, I, Homer R. Ayers, 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 May 28, 1992, June 4, 1992, and June 11, 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 23rd day of June, 1992, at 11:00 A.M. at the south door of the Davidson County Courthouse in Nashville, Tennessee, I, Homer R. Ayers, as said 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 THOMAS J. FITZPATRICK and wife, MARY EVELYN FITZPATRICK, submitted the highest and best bid in the amount of Five Thousand Dollars ($5,000.00).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Homer R. Ayers, Trustee, do hereby sell, transfer and convey to the said THOMAS J. FITZPATRICK and wife, MARY EVELYN FITZPATRICK, 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. 17, Block A on the plan of Tillman Subdivision, Part 1, of record in Book 1130, page 29, Register's Office for said County.
>
> Said Lot No. 17 fronts 75 feet on the southeasterly margin of Porter Road and extends back 235 feet, more or less, on the northeasterly line and 268 feet, more or less, on the southwesterly line to a dead line in the rear, measuring 85 feet, more or less, thereon.
>
> Being the same property conveyed to Roger Clarence Mayes and wife, Kandy Marie Mayes, by deed from Thomas J. Fitzpatrick and wife, Mary Evelyn Fitzpatrick, of record in Book 8244, page 679, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The said property is located at: 809 Porter Drive, Nashville, Tennessee 37206.

; and,

I, Homer R. Ayers, Trustee, convey to THOMAS J. FITZPATRICK and wife, MARY EVELYN FITZPATRICK, all of the rights conveyed to me as said Trustee in the said Deed of Trust and instruments, including such covenants and warranties as I, as such Trustee, may lawfully make, all of my actions in the premises being solely as 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 June, 1992.

HOMER R. AYERS, 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 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 June, 1992.

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 $5,000.00.

Affiant

Sworn to and subscribed before me, this the 23rd day of June, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

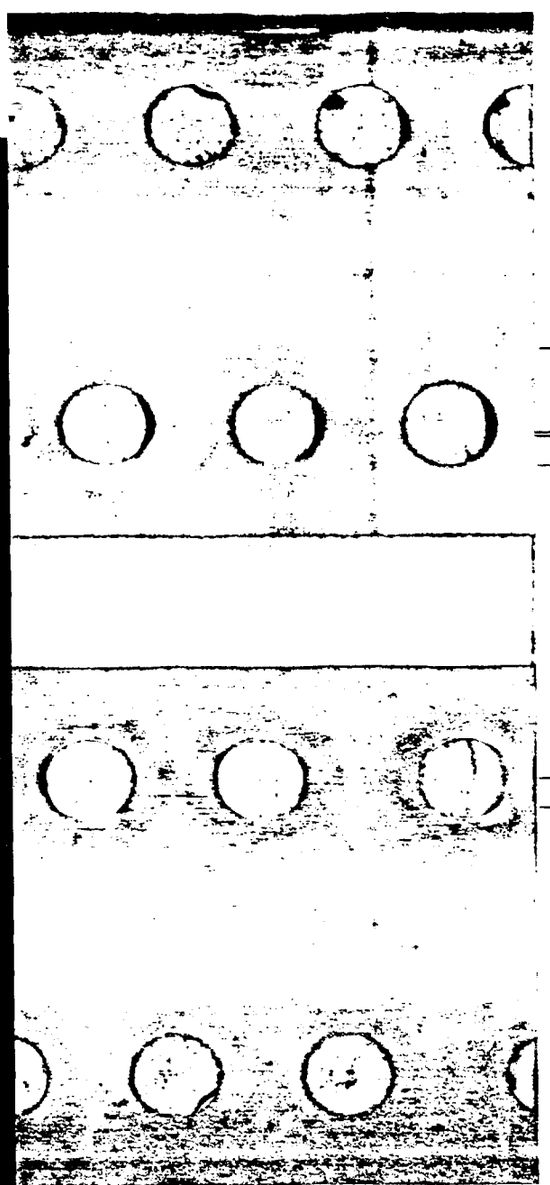
22491

IDENTIF. TREFERENCE

JUN 25 10 28 AM '92

FELICIA WILSON REGISTER
DAVIDSON COUNTY TN.

4835 06/25 0101 03CHECK 28.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8660 PAGE 579

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	5000.00
CON TX	18.50
PRFEE	1.00
WDEED	9.00
TOTAL	28.50
CHECK	28.50

06/25/92 01 10:26 0001 4835

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22491

IDENTIF. TREFERENCE

JUN 25 10 29 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 544543