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 12 Parcel 79 10D 18453

WHEREAS, by Deed of Trust dated September 28, 1990, and filed for record in Book 8208, page 172, Register's Office for Davidson County, Tennessee, JOSEPH T. HAGER, III and wife, ELIZABETH W. HAGER, 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 $245,000.00, 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 8512, page 331, 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 JOSEPH T. HAGER, III and wife, ELIZABETH W. HAGER, and they having failed to abide by the terms and provisions of the said Deed of Trust; and,

WHEREAS, the said property was encumbered by a State Tax Lien against Hager's Restaurant, Inc. DBA Sherlock's and Jay Hager a/k/a Joseph T. Hager, III, dated January 16, 1991, and filed for record on January 22, 1991, in Book 8279, page 243, Register's Office for Davidson County, Tennessee; and,

WHEREAS, notice, as required by T.C.A. §67-1-1433(B)(1) was given to the State of Tennessee on April 29, 1992, a copy of said Notice being attached as Exhibit A to this Deed and incorporated herein by reference; and,

WHEREAS, a copy of the written response of the State of Tennessee to the Notice

thus provided, is attached hereto as Exhibit B to this Deed and incorporated herein by reference; 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 May 7, May 14, and May 21, 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 2nd 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 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 One Hundred Forty Thousand Dollars ($140,000.00).

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:

> A portion of M. P. Williamson property, 11th Councilmanic District, Davidson County, Tennessee, described according to a survey of Robert H. Cummings, RLS, as follows:
>
> Beginning at an iron pin in the easterly right-of-way of Old Springfield Road, said pin being 651.69 feet along said ROW from the intersection of said ROW with the southerly boundary line of property owned by M. L. Strane, et ux, Deed Book 3959, page 278, Register's Office for Davidson County, Tennessee, and being 25 feet from the centerline of said road; thence severing the property of M. P. Williamson, Deed Book 1085, page 232, Deed Book 1132, page 633, Deed Book 535, page 170, Deed Book 565, page 251, Register's Office for Davidson County, Tennessee, according to the following three (3) calls: North 69° 01' East 887.20 feet to an iron pin, South 34° 27' East 572.45 feet to an iron pin, South 63° 54' West 916.07 feet to an iron pin in the easterly ROW of said road; thence with said ROW North 15° 43' 38.95 feet to the beginning of a curve in said ROW concave to the west having a radius of 325.398 feet; thence with said curve an arc distance of 107.34 feet through a central angle

of 18° 54' to the point of tangency; thence with said ROW North 34° 37' West 156.32 feet to the beginning of a curve in said ROW concave to the East having a radius of 3964.826 feet; thence with said curve an arc distance of 347.59 feet to the point of tangency and the beginning, containing 12.34 acres, more or less.

Being the same property conveyed to Joseph T. Hager, III, and wife, Elizabeth W. Hager, by deed from Joe T. Hager, Jr. and Wife, Martha W. Hager, of record in Book 6839, page 758, Register's Office for Davidson County, Tennessee.

The said property is located at: 8112 Old Springfield Highway, Goodlettsville, Tennessee 37072; 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.

The real property, together with the improvements thereon and the appurtenances thereto, as hereinabove described, is conveyed subject to the rights of the State of Tennessee to redeem the land, improvements and appurtenances as provided in T.C.A. §67-1-1433(C)(1). Notice of the said sale was given to the State of Tennessee on April 29, 1992, pursuant to the provisions of T.C.A. §67-1-1433(B)(1), a copy being attached as Exhibit A and response from the State of Tennessee to said Notice dated May 27, 1992, is attached as Exhibit B to this Deed.

THIS the 2nd day of June, 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 2nd day of June, 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 $140,000.00.

Affiant

Sworn to and subscribed before me, this the 2nd day of June, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

Exhibit A

Homer R. Ayers
Attorney at Law
P. O. Box 904
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

Telephone: (615) 859-2500
FAX: (615) 859-1962

COPY

BOOK 8660 PAGE 663

April 29, 1992

Commissioner of Revenue
State of Tennessee
P. O. Box 3287, Uptown Station
Nashville, Tennessee 37219

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Attention: Director, Tax Enforcement

Gentlemen:

This firm represents the Bank of Goodlettsville which holds a Deed of Trust Note executed by Joseph T. Hager, III and wife, Elizabeth W. Hager, in the original principal amount of $245,000.00. Said Note is secured by a Deed of Trust dated September 28, 1990, and recorded in Book 8208, page 172, Register's Office for Davidson County, Tennessee. The Note is in default and demand for payment of the amount in default has been made, but such demand has not been honored. The holder of the Note and Deed of Trust, therefore, has declared the Note to be in default so that full payment of the Note is now required and has demanded that the property covered by the Deed of Trust, and hereinafter described, be advertised and sold in satisfaction of said indebtedness and the costs of foreclosure.

It is my understanding that the State of Tennessee Department of Revenue has filed a notice of State Tax Lien against the property. Therefore, this notice is being submitted to you pursuant to T.C.A. Section 67-1-1433(b), as follows:

1. This notice is submitted by Homer R. Ayers, Attorney, Bank of Goodlettsville, Suite 201, 112 Long Hollow Pike, Goodlettsville, Tennessee 37072, on behalf of the Bank of Goodlettsville, 112 Long Hollow Pike, Goodlettsville, Tennessee 37072.

2. The State of Tennessee Department of Revenue has filed a Notice of State Tax Lien ("Tax Lien Notice") against Hager's Restaurant, Inc. DBA Sherlock's and Jay Hager, amount not shown. The address of said taxpayer as shown on the Tax Lien Notice is 903 Gallatin Road, Madison, Tennessee 37115. The Tax Lien Notice bears Account Number 04-Trust Fund Tax 2-621334225-001-9, was dated January 16, 1991, is of record in Book 8279, page 243, Register's Office for Davidson County, Tennessee, having been recorded at said Register's

Office on January 22, 1991. A copy of said Tax Lien Notice is enclosed herewith for your convenience.

3. The street address of the property affected by this notice is 8112 Old Springfield Highway, Goodlettsville, Tennessee 37072, said property being more particularly described as that certain real property situated in Davidson County, Tennessee, as follows:

A portion of M. P. Williamson property, 11th Councilmanic District, Davidson County, Tennessee, described according to a survey of Robert H. Cummings, RLS, as follows:

Beginning at an iron pin in the easterly right-of-way of Old Springfield Road, said pin being 651.69 feet along said ROW from the intersection of said ROW with the southerly boundary line of property owned by M. L. Strane, et ux, Deed Book 3959, page 278, Register's Office for Davidson County, Tennessee, and being 25 feet from the centerline of said road; thence severing the property of M. P. Williamson, Deed Book 1085, page 232, Deed Book 1132, page 633, Deed Book 535, page 170, Deed Book 565, page 251, Register's Office for Davidson County, Tennessee, according to the following three (3) calls: North 69° 01' East 887.20 feet to an iron pin, South 34° 27' East 572.45 feet to an iron pin, South 63° 54' West 916.07 feet to an iron pin in the easterly ROW of said road; thence with said ROW North 15° 43' 38.95 feet to the beginning of a curve in said ROW concave to the west having a radius of 325.398 feet; thence with said curve an arc distance of 107.34 feet through a central angle of 18° 54' to the point of tangency; thence with said ROW North 34° 37' West 156.32 feet to the beginning of a curve in said ROW concave to the East having a radius of 3964.826 feet; thence with said curve an arc distance of 347.59 feet to the point of tangency and the beginning, containing 12.34 acres, more or less.

Being the same property conveyed to Joseph T. Hager, III, and wife, Elizabeth W. Hager, by deed from Joe T. Hager, Jr. and

Wife, Martha W. Hager, of record in Book 6839, page 758, Register's Office for Davidson County, Tennessee.

The said property is located at: 8112 Old Springfield Highway, Goodlettsville, Tennessee 37072.

4. The real property herein described will be sold at public auction for cash on June 2, 1992, at 11:00 A.M. at the south door of the Davidson County Courthouse in Nashville, Tennessee. Enclosed herewith is a copy of that Notice of Foreclosure.

5. The approximate amount of principal indebtedness on the Note is $243,469.89 with accrued interest in the amount of $20,463.60 as of April 29, 1992. Accordingly, the total indebtedness secured by the Deed of Trust is approximately $263,933.49, plus the expenses and attorney's fees incurred in connection with this foreclosure. Interest will accrue in the amount of $80.05 per day. It is not anticipated that additional costs and expenses in this foreclosure will exceed the sum of $1,500.00.

The property herein described is subject to the following encumbrances:

A. 1992 State and County taxes, which are a lien, but not yet due and payable.

B. 1991 State and County taxes listed to Joseph T. Hager, III, et ux, in the amount of $1,148.42 are UNPAID.

C. 1990 State and County taxes listed to Joseph T. Hager, III, et ux, in the amount of $1,148.42, plus penalty and interest are UNPAID.

D. Subject to easement for right of way granted to Tennessee Electric Power Co. of record in Book 653, page 43, said Register's Office.

E. Subject to easement for transmission line granted to the U.S.A. of record in Book 1163, page 305, said Register's Office.

F. Subject to easement for right of way to Kentucky Natural Gas Co. of record in Book 1163, page 3, said Register's Office.

G. Subject to easement for subsurface sewage disposal as described in deed of record in Book 7153, page 803, said Register's Office.

H. Subject to Issuance of Electrical Permit by the Metro Government of Nashville and Davidson County of record in Book 5952, page 418, said Register's Office.

I. Deed of Trust executed by Joseph T. Hager, III, et ux, Elizabeth W. Hager, to J. C. Garrett, III, Trustee, of record in Book 8208, page 172, said Register's Office, to secure to the Bank of Goodlettsville one note dated 9/28/90 in the original principal amount of $245,000.00 payable as provided therein.

J. Notice of State Tax Lien against Hager's Restaurant, Inc. DBA Sherlock's and Jay Hager dated 1/16/91 filed 1/22/91 of record in Book 8279, page 243, said Register's Office, if applicable.

Please accept this letter as the twenty-five (25) day notice required by T.C.A. Section 67-1-1433(b), which notice must be given to the commission of Revenue or his delegate. Please advise me immediately of any deficiency in this notice.

Sincerely yours,

Homer R. Ayers
Attorney at Law

HRA/pd

Enclosures

cc: Bank of Goodlettsville

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.
1. ☐ Show to whom delivered, date, and addressee's address. *(Extra charge)* 2. ☐ Restricted Delivery *(Extra charge)*

3. Article Addressed to:
Commissioner of Revenue
P. O. Box 3287, Uptown Station
Attn: Director, Tax Enforcement
Nashville, TN 37219

4. Article Number
P 343 124 244

Type of Service:
☐ Registered ☐ Insured
☐ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature – Addressee
X

6. Signature – Agent

8. Addressee's Address *(ONLY if requested and fee paid)*

Exhibit B

BOOK 8660 PAGE 672

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

May 27, 1992

Mr. Homer R. Ayers
Attorney at Law
P.O. Box 904
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

Re: Foreclosure Sale of Property Owned by
Jay Hager and Hager's Restaurant Inc.
Account number: 2-621334225-001-9

Dear Mr. Ayers,

This is in reference to your letter dated April 29, 1992 concerning a foreclosure sale of property owned by Jay Hager and Hager's Restaurant Inc.

Your letter does comply with the provisions of T.C.A. 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of sale, the indebtedness indicated in your letter, and any other superior liens, the amount of taxes, penalties, and interest due the Department of Revenue must be remitted to the State of Tennessee. The amount of taxes, penalties and interest due as of June 20, 1992 is $2,507.31.

After the sale, please furnish me with an accounting of the sale (a closing statement), and I will release the State's tax lien on the property sold.

I trust that this has answered your letter, but if not, please let me know.

22527

IDENTIF. TREFERENCE

JUN 25 10 42 AM '92

Sincerely,

John S. Peeler, Director
Tax Enforcement Division

Wilbur E. Hooks
Administrative Assistant
Special Procedures Section

JSP:WEH:rcw

xc: Bob Tyree, Revenue Enforcement Supervisor, Nashville Region

4872 06/25 0101 03CHECK 546.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8660 PAGE 673

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 140000.00
CON TX 518.00
PRFEE 1.00
WDEED 27.00
TOTAL 546.00
CHECK 546.00

06/25/92 01 10:39 0001 4872

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22527

IDENTIF. REFERENCE

JUN 25 10 42 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 544580