THIS INSTRUMENT PREPARED BY:
Charles B. Reasor, Jr.
White & Reasor
3305 West End Avenue
Nashville, TN 37203

Owner: Jerry E Johnson
Send Tax Bills to:
2425 Tinnin Rd.
Goodlettsville, Tn. 37072

Map & Parcel: 17-297

TRUSTEE'S DEED BOOK 8887 PAGE 679

WHEREAS, by Deed of Trust dated December 5, 1988, recorded in Book 7725, Page 265, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), H. Glenn Swift and wife, Patricia T. Swift, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated December 5, 1988, in the original principal amount of Eighty Thousand and No/100 ($80,000.00) Dollars (the "Note") payable to First Security Bank of Tennessee as successor to Security Federal Savings and Loan Association of Nashville, pursuant to Notice of Merger filed for record January 7, 1993, of record in Book 8835, Page 555, Register's Office for Davidson County, Tennessee, Security Federal Savings and Loan Association of Nashville and First Security Bank of Tennessee, have merged pursuant to a Merger Agreement dated July 30, 1992, the merger was effective December 31, 1992, and the surviving institution is First Security Bank of Tennessee; and,

WHEREAS, Hugh G. Bradley, has been appointed Substitute Trustee (the "Substitute Trustee") by the owner and holder of the Note by an instrument of record in Book 8865, Page 447, Register's Office for said County;

WHEREAS, default having occurred in the terms and conditions of the Note and/or the Deed of Trust, the lawful owner called on the Substitute Trustee, having his primary place of business located at 616 Marriott Drive, P. O. Box 292574, Nashville, Tennessee 37229-2574, to advertise the property for sale (the "Property") pursuant to the provisions of the Deed of Trust. The Substitute Trustee did, therefore, pursuant to the authority vested in him as substitute trustee, and pursuant to the terms and provisions of the Deed of Trust, advertise the Property by publishing a Notice of Sale (the "Notice of Sale") in the Nashville Record, a newspaper published in Davidson County, Tennessee,

advertising the sale of the Property on February 18 and 25, 1993, and March 4, 1993, at the Courthouse in Davidson County, Tennessee, at public outcry to the highest bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind, but subject to any and all taxes, liens, restrictions, restrictive covenants, easements, setback lines, encumbrances and rights pertaining thereto which may affect the Property.

Pursuant to the Notice of Sale, the Substitute Trustee, at the time and place fixed therein, offered the Property for sale to the highest bidder for cash and sold the Property to Jerry E. Johnson and wife Brenda C. Johnson for the sum of Fourteen Thousand and no/100 ($ 14000.00) Dollars, this being the highest and best bid received therefor.

The owner and holder of the indebtedness for which the Property was sold having applied the amount of the bid toward payment of the Note and its permissible expenses and fees incurred as of the date of sale, the Substitute Trustee has this day bargained and sold, and does hereby sell, transfer and convey unto Jerry E. Johnson and wife Brenda C. Johnson heirs/successors and assigns, the Property located in Davidson County, Tennessee, and more particularly described as follows:

> BEING all of Lot No. 6 on the Plan of First Revision, Overton Hills Subdivision, as shown on plat of record in Plat Book 6900, Page 464, in the Register's Office of Davidson County Tennessee, to which plat reference is hereby made for a more particular description.
>
> According to said Plat, Lot No. 6 fronts 280.16 feet on the easterly margin of Lickton Pike, and extends back 605.57 feet on the northerly line and 567.15 feet on the southerly line to a dead line in the rear measuring 47.0 feet thereon.
>
> BEING the same property conveyed to P. & G. Investment Properties, Inc., by Quitclaim Deed from Glenn Swift (H. Glenn Swift and Glenn Swift being one and the same person) and wife, Pat Swift (Patricia T. Swift and Pat Swift being one and the same person), of record in Book 7752, Page 681, as corrected in Book 7764, Page 58, Register's Office for Davidson County, Tennessee.

THE LEGAL DESCRIPTION IS THE SAME AS IN PREVIOUS DEED OF RECORD.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer, whichever is greater is $ 14000.00

Affiant

SUBSCRIBED and sworn to before me this 15th day of March, 1993.

Notary Public

My Commission Expires:
3-23-96

This is improved property known as 6250 Lickton Pike, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said Jerry E. Johnson and wife Brenda C. Johnson, heirs/successors and assigns, in fee simple forever, in bar of the equity of redemption, homestead and dower and all other exemptions of every kind, but subject to any and all taxes, liens, restrictions, restrictive covenants, easements, setback lines, encumbrances and rights pertaining thereto as set forth in the Substitute Trustee's Sale and Foreclosure Notice, attached hereto as Exhibit "A."

The Substitute Trustee does hereby transfer, assign and set over to Jerry E. Johnson and wife Brenda C. Johnson heirs/successors and assigns all of the covenants and warranties contained in the Deed of Trust and does hereby warrant the title as fully as he is authorized to do as substitute trustee, subject to any exemptions noted herein and shown of record, but no further or otherwise.

WITNESS MY HAND this 15th day of March, 1993.

HUGH J. BRADLEY, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, a Notary Public in and for said State and County, the within named HUGH J. BRADLEY, SUBSTITUTE TRUSTEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument with full knowledge of its contents and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 15th day of March, 1993.

L. Scott Ward
Notary Public

My Commission Expires:
3-23-96

EXHIBIT "A"

SUBSTITUTE TRUSTEE'S SALE AND FORECLOSURE NOTICE

Default having been made in the terms, conditions, provisions, and payments provided for in a certain Deed of Trust dated December 5, 1988, to secure an indebtedness as described therein, executed by H. Glenn Swift and wife, Patricia T. Swift, to Everett A. Covington, Jr., Trustee, and recorded in Book 7725, Page 265, Register's Office for Davidson County, Tennessee, the undersigned, Hugh J. Bradley, having been appointed Substitute Trustee, by an instrument recorded in said Register's Office and all of the secured indebtedness having become due and payable as provided in said Deed of Trust at the option of the lawful owner and holder of the same, that being First Security Bank of Tennessee, successor to Security Federal Savings and Loan Association of Nashville, pursuant to Notice of Merger filed for record January 7, 1993, of record in Book 8835, Page 555, Register's Office of Davidson County, Tennessee, Security Federal Savings and Loan Association of Nashville and First Security Bank of Tennessee having merged pursuant to a Merger Agreement dated July 30, 1992. The merger was effective December 31, 1992, and the surviving institution is First Security Bank of Tennessee. I, Hugh J. Bradley, Trustee, acting upon the demand of First Security Bank of Tennessee, to foreclose said Deed of Trust by virtue of the power and authority vested in me as such Trustee, will, on

March 15, 1993

at 11:00 o'clock A.M. at the Front/Main Door of the Courthouse in Nashville, Davidson County, Tennessee, sell at public outcry to the highest bidder for cash, (or credit upon the indebtedness secured if the lawful owner and holder thereof is the successful purchaser) free from equity of redemption, statutory right of redemption, homestead, dower, curtesy, and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the Property, which have been expressly waived in said Deed of Trust, the following described real property in Davidson County, Tennessee:

> BEING all of Lot No. 6 on the Plan of First Revision, Overton Hills Subdivision, as shown on plat of record in Plat Book 6900, Page 464, in the Register's Office of Davidson County Tennessee, to which plat reference is hereby made for a more particular description.
>
> According to said Plat, Lot No. 6 fronts 280.16 feet on the easterly margin of Lickton Pike, and extends back 605.57 feet on the northerly line and 567.15 feet on the southerly line to a dead line in the rear measuring 47.0 feet thereon.
>
> BEING the same property conveyed to P. & G. Investment Properties, Inc., by Quitclaim Deed from Glenn Swift (H. Glenn Swift and Glenn Swift being one and the same person) and wife, Pat Swift (Patricia T. Swift and Pat Swift being one and the same person), of record in Book 7752, Page 681, as corrected in Book 7764, Page 58, Register's Office for Davidson County, Tennessee.

Said property has an address known as 6250 Lickton Pike, Goodlettsville, Tennessee 37072.

Said sale is subject to the following:

1. 1993 Davidson County real property taxes, a lien, but not presently due and payable;

2. Encroachments, overlaps, boundary line disputes and any other matters which would be disclosed by an accurate survey or inspection of the premises;

3. Easements or claims of easements not shown by public records;

4. Any and all unpaid taxes and special assessments;

5. Any and all restrictions, easements, set-back lines, deeds of trust, or other prior encumbrances of record, including rights of redemption of any governmental agency, state or federal;

6. Restrictions of record in Book 7382, Page 590, said Register's Office;

7. Any zoning ordinance of the City of Goodlettsville or Davidson County, Tennessee;

8. Title to that portion of the premises embraced within the bounds of any public roads or highways;

9. No warranty, express or implied, is made by the Trustee or the holder of the indebtedness as to the condition of the property or the improvements located thereon;

10. The Plan of record in Book 6900, Page 464, Register's Office for Davidson County, Tennessee.

The Trustee, at his sole discretion, may at the time and place appointed above for this sale in order to accomplish the most advantageous sale and consequent discharge of his trust obligation under the circumstances, reserves the right to do any or all of the following:

1. By oral announcement, Trustee may elect to adjourn the sale to another time during regular business hours on a different day, but at the same place, so long as no potential purchaser is thereby precluded from placing a bid;

2. By oral announcement, Trustee may elect to delay the sale for a reasonable time during regular business hours, on the same day, to be continued at the same place at the announced time, in order to enable any bona fide bidder to determine and submit a bid, so long as no potential purchaser is thereby precluded from placing a bid; and/or

3. By oral announcement, Trustee may elect to sell the property in such lots, parcels, segments, or separate estates as may accomplish the most advantageous sale and consequent discharge of his or her trust obligation under the circumstances, and to this end Trustee may sell the property first in whole and then in part, and ultimately consummate the sale in whichever manner produces the most advantageous result.

THIS the 16th day of February, 1993.

Hugh J. Bradley
Substitute Trustee
616 Marriott Drive
Nashville, Tennessee 37230-2574

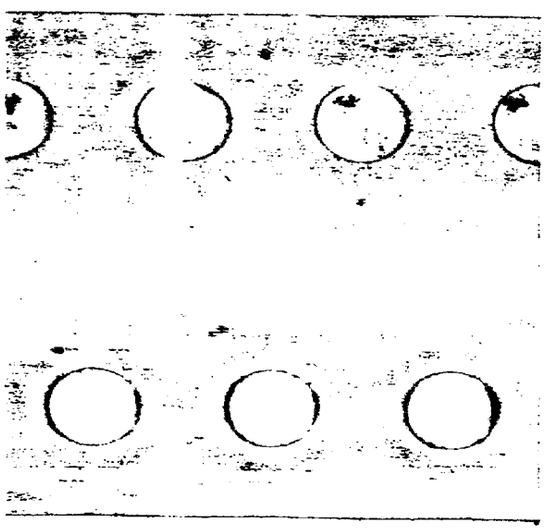
Insertion Dates: [2/18] [2/25] [3/4]

0441 03.15 1101 03D-CHECK 76-80

00308

RECEIVED FOR REFERENCE
MAR 15 11 31 AM '93
DAVIDSON COUNTY, TN

PICK-UP



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

RECEIVED OF _____

FOR _____ BOOK 8887 PAGE 685

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	14000.00
CON TX	51.80
PRFEE	1.00
WDEED	24.00
TOTAL	76.80
CHECK	76.80

03/15/93 01 11:30 0001 2461

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



00308

IDENTIFICATION REFERENCE

93 MAR 15 11 31 AM '93

DAVIDSON COUNTY, TN

No.629988