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.
Randy W. Pitt, et ux, 245 McCoin Drive Goodlettsville, TN 37072	Same as New Owner	Map 6 Parcel 50 Field Book 10D20860

WHEREAS, by Deed of Trust dated February 5, 1988, and filed for record in Book 7466, page 758, Register's Office for Davidson County, Tennessee, RICKY B. RAY and wife, PAMELA G. RAY, 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 $56,626.60, 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 147, 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 RICKY B. RAY and wife, PAMELA G. RAY, and they 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, 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 11:00 A.M. at the south door of the Davidson County Courthouse in Davidson County, 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 there were no bidders and Homer R. Ayers, Substitute Trustee, announced that the sale would be postponed, without readvertisement, and held at 11:00 A.M. on the 28th day of January, 1992, at the south door of the Davidson County Courthouse in Nashville, Tennessee; and

WHEREAS, on the 28th day of January, 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 RANDY W. PITT and wife, VICKIE D. PITT, submitted the highest and best bid in the amount of Fifteen Thousand One Hundred Dollars ($15,100.00).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to the said RANDY W. PITT and wife, VICKIE D. PITT, 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 certain parcel of land in the 10th Civil District of Davidson County, State of Tennessee, as follows: Bounded on the west by L & N Railroad, on the south and east side by George Jenkins (formerly owned by Mrs. Hart), on the north side of Baker Station Road (formerly owned by John Coggin); lying about one hundred yards east of Baker Station, consisting of 5.14 acres, more or less.

Being the same property conveyed to Ricky B. Ray and wife, Pamela G. Ray, by deed from James E. Nichols and wife, Anna Nichols and Ricky B. Ray and wife, Pamela G. Ray, of record in Book 7273, page 165, Register's Office for Davidson County, Tennessee.

; and,

I, Homer R. Ayers, Substitute Trustee, convey to RANDY W. PITT and wife, VICKIE D. PITT 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 28th day of January, 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 28th day of January, 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 $15,100.00.

Affiant

Sworn to and subscribed before me, this the 28th day of January, 1992.

NOTARY PUBLIC

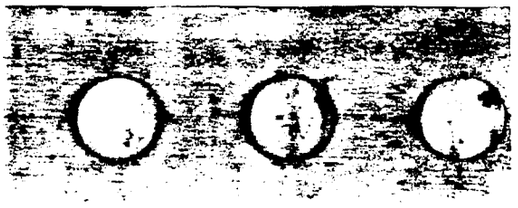
My Commission Expires: 12/29/93

00986

IDENTIFICATION REFERENCE

MAR 17 11 05 AM '93

DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

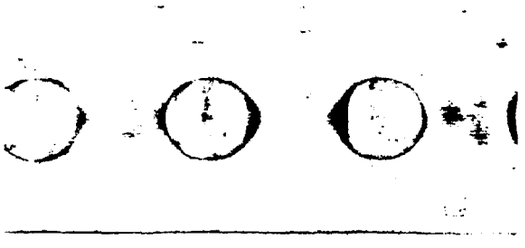
REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

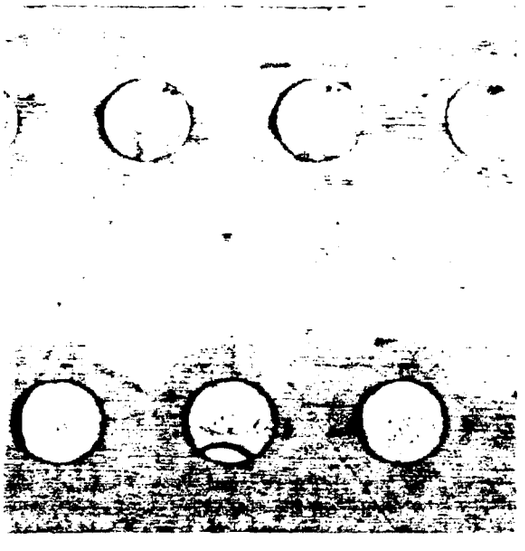
FOR _____

BOOK 8889 PAGE 675



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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0098.6

IDENTIFICATION REFERENCE

MAR 17 11 05 AM '93

[illegible] WILSON, JR.
DAVIDSON COUNTY, TN

No. 630767