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 18-12-A, Parcel 1,2,5,11, 16, 17, 18, 19, 20, 23, 25, 26, 27, 28,29,30,31,32,33,41,43,46, 49,50,51,52,53,54 and 55 Map 18-12, Parcel 59

WHEREAS, by Deed of Trust dated March 30, 1993, and filed for record in Book 8594, page 14, Register's Office for Davidson County, Tennessee, BRODIE WILKINSON and MAVELLA WILKINSON, 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 $431,265.73, 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 8961, page 529, 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 BRODIE WILKINSON and MAVELLA WILKINSON, 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 June 3, 1993, June 10, 1993 and June 17, 1993, 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 28th day June, 1993, at 11:00 A.M. at the south door of the Metropolitan Nashville 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 BANK OF GOODLETTSVILLE, submitted the highest and best bid in the amount of FOUR HUNDRED FORTY TWO THOUSAND ONE HUNDRED NINETY-FIVE AND 47/100 DOLLARS ($442,195.47).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to the said BUYER, their heirs

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

TRACT NO. I: BEGINNING on the westerly margin of the Nashville-Springfield Pike, at the northeast corner of the property conveyed to Charlie B. Dodd and wife, by deed from Herbert M. Courtney and wife, of record in Book 1968, page 235, Register's Office for Davidson County, Tennessee; thence with said pike, N 31 deg W 82 feet to an iron pin at a cedar gate post in the south line of the lands of Susan Johnson; thence along Johnson's south line, N 89 deg. 15' W 420 feet to an iron pin, a fence row, and continuing N 89 deg. 15' W 408.5 feet to an iron pin in a fence corner, being 5 feet from a 16-inch wild cherry tree; thence S 3 deg. 30' W 765 feet to a concrete marker; thence S 82 deg. 52' E 568 feet; thence N 3 deg. 30' E 275 feet; thence N 63 deg. E 167.5 feet to the southwest corner of the said Dodd property; thence with said Dodd's westerly boundary line, N 27 deg. W 174.4 feet to said Dodd's northwest corner; thence with said Dodd's northern boundary line, N 48 deg. 30' E 385 feet to the beginning.

TRACT NO. II: LAND in Davidson County, Tennessee, being the southwest part of Lot No. 3, Callie M. Utley's land, in the 10th Civil District, not of record, described as follows: BEGINNING at an iron pin, Dorris' southwest corner and a point in Charles Burton's Line; thence N 2 deg. 35' E 250.0 feet with Dorris' west boundary line to an iron pin; thence S 82 deg. 59' E 568.0 feet to an iron pin; thence S 1 deg. 46' W 586.9 feet to the point of beginning, and containing 3.291 acres, more or less.

TRACT NO. III: LAND in the 10th Civil District of Davidson County, Tennessee, described as follows: BEGINNING at an iron pin in the northerly right-of-way of New Brick Church Pike, N 2 deg. 15' W 351.5 feet to an iron pin in Dorris' line; thence S 83 deg. 12' E 338.0 feet to an iron pin, Burton's northeast corner; thence S 4 deg. 13' E 49.3 feet to an iron pin; thence S 79 deg. 55' W 180.5 feet to a point in the westerly margin of an unnamed street; thence S 4 deg. 13' E 187.6 feet to a point of intersection of the westerly margin of said unnamed street and the northerly margin of New Brick Church Pike; thence S 75 deg. 00' W 169.5 feet to the point of beginning and containing 1.48 acres, more or less.

BEING the same property conveyed to Brodie Wilkinson by deeds of record in Book 5989, page 686, Book 7513, page 576, and Book 7941, 868, Register's Office for Davidson County, Tennessee.

THE PROPERTY INCLUDES LOTS 1 THROUGH 55, TOGETHER WITH THE ROADWAYS AND COMMON AREAS AS SHOWN ON THE PLAN OF EMERALD COVE, A PLANNED UNIT DEVELOPMENT OF RECORD IN BOOK 6900, PAGES 630 AND 631, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE METES AND BOUNDS OF THE SAID INDIVIDUAL LOTS, THE COMMON AREAS AND THE ROADWAYS CONTAINED THEREIN.

INCLUDED IN THE DESCRIPTION OF THE REAL PROPERTY HEREINABOVE DESCRIBED BUT SPECIFICALLY EXCLUDED FROM THE DEED OF TRUST AND MORTGAGE ARE THE FOLLOWING:

A. All streets and roadways, as shown on the Plan of Emerald Cove, a Planned Unit Development of record in Book 6900, pages 630 and 631, Register's Office for Davidson County, Tennessee.

B. All common open spaces and common areas as shown on the Plan of Emerald Cove, a Planned Unit Development of record in Book 6900, pages 630 and 631, Register's Office for Davidson County, Tennessee.

C. The following lots, as shown on the Plan of Emerald Cove, a Planned Unit Development of record in Book 6900, pages 630 and 631, Register's Office for Davidson County, Tennessee: Lots 3, 4, 6, 7, 8, 9, 10, 12, 13, 14, 15, 21, 22, 24, 34, 35, 36, 37, 38, 39, 40, 42, 44, 45, 47, and 48.

The said property is located at: 620 North Main Street, Goodlettsville, Tennessee 37072 and Lots, Emerald Cove Subdivision, Brick Church Pike, Goodlettsville, Davidson County, 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.

THIS the 28th day of June, 1993.

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 June, 1993.

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 $442,195.47.

Affiant

Sworn to and subscribed before me, this the 28th day of June, 1993.

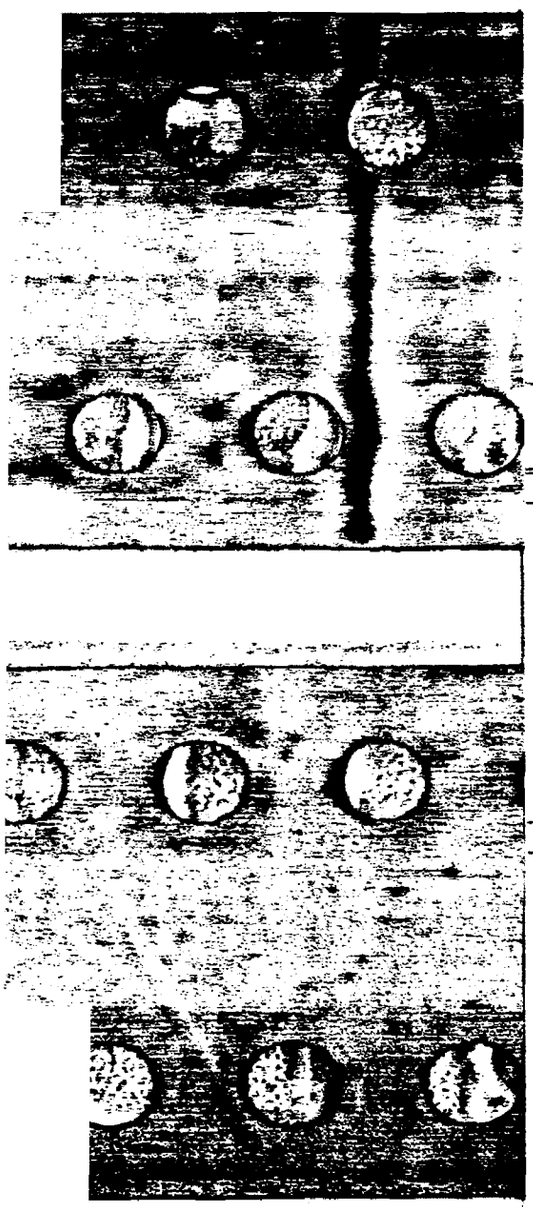
NOTARY PUBLIC

My Commission Expires: 12/29/93

3518 06/30 0101 03CHECK 1649.14

35784
IDENTIF. ↑ REFERENCE

93 JUN 30 AM 8:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 8997 PAGE 823

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 442195-47
MOR TX 1636-14
PRFEE 1-00
WDEED 12-00
TOTAL 1649.14
CHECK 1649-14

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/30/93 01 08:26 0001 3518

35784
IDENTIF. ↑ REFERENCE

93 JUN 30 AM 8:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 668702