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

mail

SUBSTITUTE TRUSTEE'S DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Commercial Services Builders, Inc. P.O. Box 1307 Goodlettsville, Tn. 37072	Same as New Owner	Map 7 Parcel 39 Field Book 10D 21000

WHEREAS, by Deed of Trust dated May 8, 1987, and filed for record in Book 7232, page 753, Register's Office for Davidson County, Tennessee, FRANK C. HEMPHILL, unmarried, conveyed to James L. Fuqua, Jr., Trustee, certain real property in Davidson County, Tennessee, as therein described and as described below to secure to Henry C. Woodard, et ux, Charlotte Duncan Woodard, the payment of one note of even date in the original principal amount of $88,000.00, payable with the terms and provisions as provided therein; and,

WHEREAS, the said Deed of Trust and Note was assigned to the Bank of Goodlettsville by instrument of record in Book 8625, page 317, said Register's Office, and a Modification Agreement dated May 29, 1992 of record in Book 8644, page 843, said Register's Office, reflects a new principal balance of $130,704.47 due June 1, 1995; and,

WHEREAS, Homer R. Ayers was appointed Substitute Trustee under the said Deed of Trust hereinabove described by instrument of record in Book 8859, page 795, 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 FRANK C. HEMPHILL and he 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 24, 1993, July 1,

1993 and July 8, 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 16th day of July, 1993, at 11:00 A.M. at the south door of the Nashville Davidson County Metropolitan 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 COMMERCIAL SERVICES BUILDERS, INC., submitted the highest and best bid in the amount of SIXTY-FIVE THOUSAND SEVEN HUNDRED NINETY-THREE AND 69/100 DOLLARS ($65,793.69).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to the said COMMERCIAL SERVICES BUILDERS, INC., its successors or assigns, in fee simple and in bar of all of the equities hereinabove mentioned, the following described real estate, to-wit:

LAND in the 10th Civil District of Davidson County, Tennessee, being Lot No. 2 on the Map of the Subdivision of the W. H. Tinnin's 11.99 acre tract, described as follows:

BEGINNING at a point in the southerly margin of U. S. Highway No. 41 at the corner of Lots Nos. 1 and 2; thence with the line between said lots South 37 deg. West 250 feet to a point; thence, South 53 deg. 15' East 150 feet to a corner of Lot No. 3; thence with the line between Lots Nos. 2 and 3 North 37 deg. East 250 feet to the south margin of U. S. Highway No. 41; thence, with the margin of the same North 53 deg. 15' West 150 feet to the point of beginning.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is that part of the following described property which runs across the front margin of the property herein conveyed as set out in a Petition for Condemnation and Order of Possession, Docket No. 83C-2866, Circuit Court for Davidson County, Tennessee; to-wit:

BEGINNING at a point on the northeast corner of the Henry C. Woodard, et ux, property said point being on the present southwest right of way line of SR 11 on Project 19032-227004; thence, South 40 deg. 30' West 2 feet, more or less, along Woodard's southeast property line to a point on the proposed southwest right of way of SR 11 being 50 feet left at paper located station 179+84.02; thence North 47 deg. 44' 18" West 146.79 feet along said proposed right of way to a point 50 feet left at paper located station 181+30.81; thence southeastwardly 141 feet, more or less, along the present southwest right of way line of SR 11 to the point of beginning and containing 120 square feet.

BEING the same property (less the State exclusion) conveyed to Franklin C. Hemphill,

unmarried, by deed from Henry C. Woodard and wife, Charlotte Duncan Woodard, of record in Book 7232, page 753, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 1564 Springfield Highway, Goodlettsville, Tennessee 37072.

; and,

I, Homer R. Ayers, Substitute Trustee, convey to COMMERCIAL SERVICES BUILDERS, INC. 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 16th day of July, 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 16th day of July, 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 $65,793.69.

Affiant

Sworn to and subscribed before me, this the 16th day of July, 1993.

NOTARY PUBLIC

My Commission Expires: 12/29/93

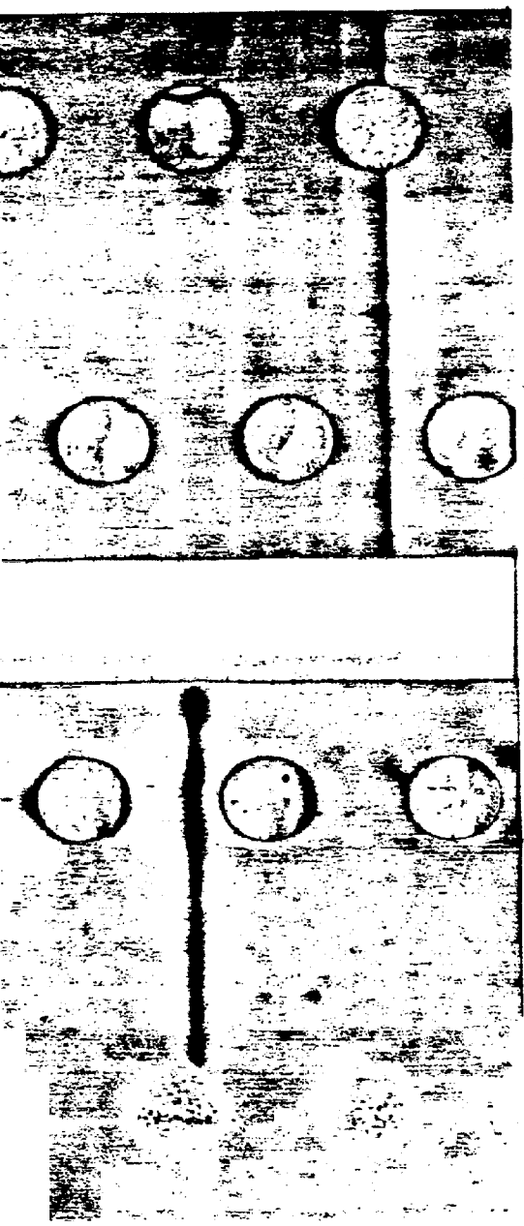
43133

93 JUL 21 AM 10:34

REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

5213 07/21 0101 03CHECK 256.46



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

RECEIVED OF _____

FOR _____

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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
			CRMT	65793.69
			CON TX	243.46
			PRFEE	1.00
			WDEED	12.00
			TOTAL	256.46
			CHECK	256.46

07/21/93 01 10:35 0001 6213

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43133
IDENTIF. & REFERENCE

93 JUL 21 AM 10:35

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 676598