BOOK 9596PG728

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
303 Frances Street
P.O. Box 904
Goodlettsville, Tennessee 37070-0904

SUBSTITUTE TRUSTEE'S DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Terry Wayne Sims, et ux 322 Draper Circle Goodlettsville, TN 37072	Same as New Owner	Map 41-12 Parcel 135 Field Book 12D25190; Map 41-12 Parcel 16 Field Book 12D25190

WHEREAS, by Deed of Trust dated July 7, 1989, and filed for record in Book 7885, page 30, Register's Office for Davidson County, Tennessee, N & S Enterprises, a Tennessee general partnership composed of Jack M. Norman and Joe K. Shaw and Jack M. Norman and Joe K. Shaw, individually, conveyed to Charles W. Bone, Trustee, certain real property in Davidson County, Tennessee, as therein described and as described below to secure to Investors Savings Bank, F.S.B., the payment of one note of even date in the original principal amount of $176,000.00, payable with the terms and provisions as provided therein; and,

WHEREAS, the said Deed of Trust and note were assigned to Terry Sims by Assignment from Resolution Trust Corporation, in its capacity as receiver of Investors Savings Bank, F.S.B., by Assignment of record in Book 9569, page 540, said Register's Office; and,

WHEREAS, the said Deed of Trust and note were further assigned by Terry Sims, a/k/a Terry Wayne Sims, joined by his wife, Eileen Janet Sims, to the Bank of Goodlettsville, a Tennessee banking corporation, by Assignment of record in Book 9569, page 543, said Register's Office; and,

WHEREAS, Homer R. Ayers was appointed Substitute Trustee under the said Deed of Trust, hereinabove described, by instrument of record in Book 9572, page 225, 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 N & S Enterprises, a Tennessee general partnership composed of Jack M. Norman and Joe K. Shaw, and Jack M. Norman individually, and Joe K. Shaw individually, 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 for sale by foreclosure as required by law and by the terms of the said Deed of Trust and instruments by giving notice by three (3) successive publications, namely on January 26, 1995, February 2, 1995 and February 9, 1995, 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 the said advertisement, on the 16th day of February, 1995, at 11:00 A.M. at the south door of the Nashville-Davidson County Courthouse in Nashville, 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 the 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 TERRY SIMS, a/k/a TERRY WAYNE SIMS, and wife, EILEEN JANET SIMS, submitted the highest and best bid in the amount of $206,700.77.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to the said TERRY SIMS, a/k/a TERRY WAYNE SIMS, and wife, EILEEN JANET SIMS, 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 I:
Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 2 on the unrecorded plat showing the Replatting of Tract No. 7 marked Reserved for Commercial, Plan of Bellshire Estates, of record in Book 2133, page 125, Register's Office for said County, made by Hickerson-Hickerson, Engineers, dated April 30, 1964, Job No. 139-64 described in part according thereto as follows:

Beginning at a point in the westerly margin of Dickerson Pike, said point being located northwardly 175 feet along the westerly margin of said Pike which makes a slight curve to the right, having a radius of 5,770.0 feet, from the northeasterly terminous of the curve between the northerly margin of Darbytown Drive and the westerly margin of said Pike, said point also being the front common corner of Lots Nos. 2 and 3 on said unrecorded plat, said point also being the northeast corner of the property conveyed to Ewell Anderson by deed from Lena B. Jones, widow, of record in Book 4372, page 848, said Register's Office; thence with the line between said Lots Nos. 2 and 3 and along said Anderson's northerly line, north 83 degrees 25 minutes west 234.4 feet to the easterly line of a 25 foot strip of land titled "To Be Deeded Jointly To All Tracts" on said unrecorded plat, said 25 foot strip of land being Tract II of the land herein described; thence with the easterly line of said 25 foot strip of land, north 4 degrees 36 minutes east 80 feet to the rear common corner of Lots Nos. 1 and 2 on said unrecorded plat, said rear common corner being the southwest corner of the property conveyed to A.R. Brinkley by deed from High Hopes, Inc., a Tennessee corporation, of record in Book 4339, page 307, said Register's Office; thence

with the line between said Lots Nos. 1 and 2, and along said Brinkley's southerly line south 83 degrees 45 minutes east 247.3 feet to the westerly margin of Dickerson Pike; thence with the westerly margin of said Pike along a slight curve to the left, having a radius of 5,770.00 feet, southwardly 80 feet to the point of beginning.

Tract II:
Land in the 12th Civil District of Davidson County, Tennessee, being an undivided one-fifth interest in the 25 foot strip of land titled "To Be Deeded To All Tracts" on the unrecorded plat showing the Replatting of Tract No. 7 Marked Reserved for Commercial, Plan of Bellshire Estates, of record in Book 2133, page 125, Register's Office for said County, made by Hickerson-Hickerson, Engineers, dated April 30, 1964, Job No. 139-64, described in part according thereto as follows:

Beginning at an iron pin in the northerly margin of Darbytown Drive, said iron pin being located along the northerly margin of said Drive north 78 degrees 16 minutes west 65.3 feet to a concrete monument and westwardly along a slight curve to the left, having a radius of 1,064.6 feet, 121.9 feet from a concrete monument at the southwesterly terminous of the curve between the westerly margin of Dickerson Pike and the northerly margin of said Drive, said iron pin being the southwest corner of Lot No. 4 on said unrecorded plat, said Lot No. 4 having been conveyed to Ewell Anderson by deed from Henry L. Stowers and wife, of record in Book 4372, page 845, said Register's Office; thence with the westerly lines of Lots Nos. 4, 3, 2 and 1 on said unrecorded plat, north 4 degrees 36 minutes east 475 feet to an iron pin in the southerly margin of Bell Grimes Lane; thence with the southerly margin of said Lane along a slight curve, having a radius of 5,705.0 feet, westwardly 25 feet to an iron pin at the northeast corner of Lot No. 5 on said unrecorded plat; thence with the easterly line of said Lot No. 5, south 4 degrees 36 minutes west 476.3 feet to an iron pin in the northerly margin of Darbytown Drive; thence with the northerly margin of said Drive along a slight curve to the right, having a radius of 1,064.6 feet, eastwardly 25 feet to the point of beginning.

Being the same property conveyed to N & 8 Enterprises by deed from W.C. Allen and R.L. Eatherly, of record in Book 4566, page 537, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 3866 Dickerson Road, Nashville, Tennessee 37207.

The description of the property, as hereinabove set forth, is the same as that contained in the previous deed of record.

I, Homer R. Ayers, Substitute Trustee, convey to TERRY SIMS, a/k/a TERRY WAYNE SIMS, and wife, EILEEN JANET SIMS, 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 February, 1995.

HOMER R. AYERS, Substitute Trustee

BOOK 9596 PG 731

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 on this the 16th day of February, 1995.

Patsy C. Dawson
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $206,700.77.

Affiant

Sworn to and subscribed before me, this the 16th day of February, 1995.

Patsy C. Dawson
NOTARY PUBLIC

My Commission Expires: 12/6/97

PICK-UP

95 FEB 16 PM 12:01
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

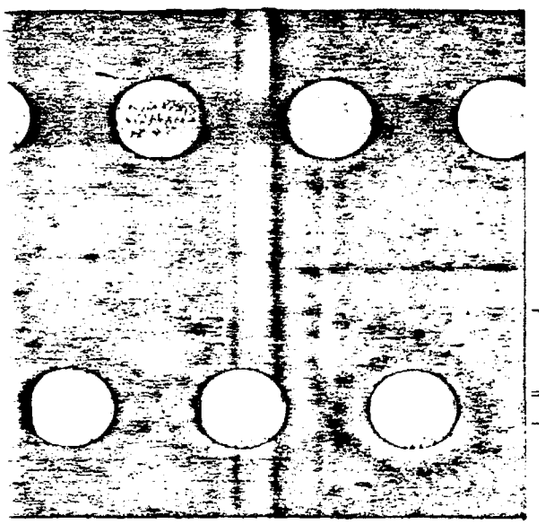
34675
IDENTIF. & REFERENCE

2312 02/16 0101 03CHECK 781.7.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



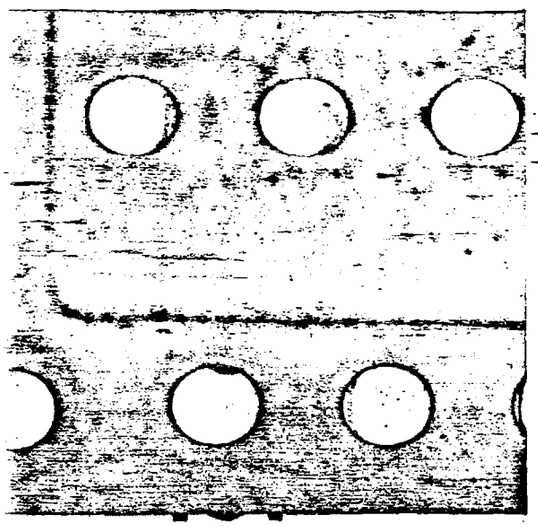
RECEIVED OF _____

FOR _____

BOOK 9596 PG 732

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 206700.77
CON TX 764.79
PRFEE 1.00
WDEED 16.00
TOTAL 781.79
CHECK 781.79

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/16/95 01 00:00 0001 2312

34675
IDENTIF. # REFERENCE

95 FEB 16 P1:12:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 882016