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

BOOK 9639 PG 706

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 18-16 Parcel 9 Field Book GO13341

WHEREAS, by Deed of Trust dated March 23, 1984, and filed for record in Book 6258, page 587, Register's Office for Davidson County, Tennessee, JERRY L. AUSTIN and MAURICE OPHELIA AUSTIN, 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 $79,662.67, 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 8501, page 859, 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 JERRY L. AUSTIN and MAURICE OPHELIA AUSTIN, 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 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 said advertisement, on the 16th day February, 1995, at 11:30 A.M. at the South door of the 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 SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($75,000.00).

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

> TRACT NO. 2: Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Burton Heights, as of record in Book 3106, page 19, Register's Office for said County.
>
> Said Lot No. 44 fronts 90 feet on the north side of New Brick Church Pike, and extends back 415.8 feet on the west line and 403.1 feet on the east line, to a dead line in the rear on which it measures 116.3 feet.
>
> Being the same property conveyed to Jerry L. Austin and wife, Maurice Ophelia Austin by deed from M.L. Arnold and wife, of record in Book 3407, page 443, Register's Office for Davidson County, Tennessee.
>
> The legal description as hereinabove set forth is the same as that contained in the previous deed of record.
>
> The current mailing address for said property is 219 New Brick Church Pike, Goodlettsville, TN 37072.
>
> Maurice O. Austin and Maurice Ophelia Austin, being one in the same person.

I, Homer R. Ayers, Substitute Trustee, convey to 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 21st day of February, 1995.

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 21st day of February, 1995.

DIANA C. FREY
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Diana C Frey
NOTARY PUBLIC

My Commission Expires: 7/26/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Affiant

Sworn to and subscribed before me, this the 21st day of February, 1995.

DIANA C. FREY
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Diana C. Frey
NOTARY PUBLIC

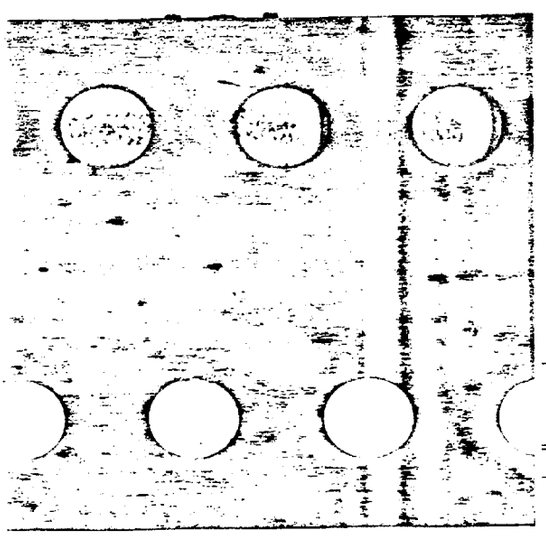
My Commission Expires: 7/26/97

4,9416
IDENTIFICATION REFERENCE

95 FEB -6 PM 2:40

REGISTER

3500 04/06 1201 DEDHECK 290.50





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

RECEIVED OF _____ BOOK 9639 PG 789

FOR _____

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

AMT	75000.00
DON TX	277.50
PRFEE	1.00
MMEED	12.00
TOTAL	290.50
CHECK	290.50

04/06/95 02 14:39 0001 8500

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE 91416

95 APR -6 PM 2:40

LAND [illegible] REGISTER

No. 898016