BOOK 9714 PG 481

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.
Bank of Goodlettsville 112 Long Hollow Pike Goodlettsville, TN 37072	Same as New Owner	Map 60-11 Parcel 35 Field Book 12DZ 57300

WHEREAS, by Deed of Trust dated December 6, 1991, and filed for record in Book 8504, page 944, Register's Office for Davidson County, Tennessee, CORDELL HULL SIRCY, a single man, and JOSEPH H. SIRCY, a single man, 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 $66,000.00, 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 8625, page 721, 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 CORDELL HULL SIRCY, a single man, and JOSEPH H. SIRCY, a single man, 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 1, 1995, June 8, 1995 and June 15, 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 23rd day of June, 1995, 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 the BANK OF GOODLETTSVILLE, submitted the highest and best bid in the amount of FIFTY-FIVE THOUSAND DOLLARS ($55,000.00).

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

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Hillhurst Acres, Section V, as of record in Book 2854, page 42, Register's Office for said County.

SAID Lot No. 11 fronts 179.41 feet on the westerly side of Surf Drive, formerly Gladys Drive, and extends back 224.7 feet on the northerly line and 274.7 feet on the southerly line to a dead line measuring 150.0 feet thereon.

Being the same property conveyed to Cordell Hull Sircy and Joseph H. Sircy, by deed from Cordell Hull Sircy, a single man, of record in Book 7450, page 927, Register's Office for Davidson County, Tennessee.

The said property is located at: 2815 Surf Drive, Nashville, Tennessee 37207.

; 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 23rd day of June, 1995.

HOMER R. AYERS, Substitute Trustee

95 JUN 28 AM 10:18
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

007 4132 IDENTIF. ↑ REFERENCE

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 23rd day of June, 1995.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Affiant

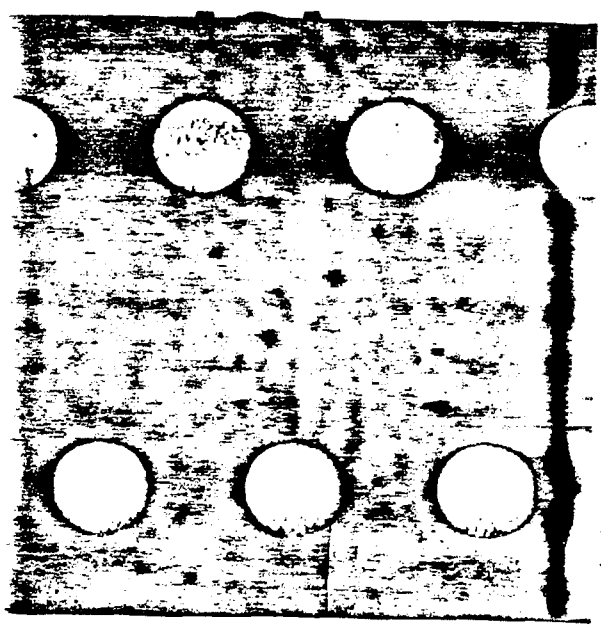
Sworn to and subscribed before me, this the 23rd day of June, 1995.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

My Commission Expires: 12/6/97

5724 06/28 0101 03CHECK 212.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

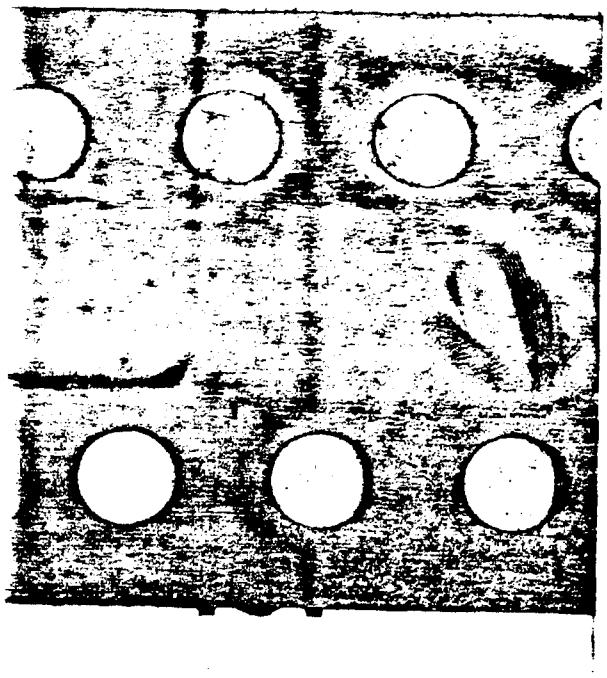
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

06/28/95 01 10:48 0001 5724



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0074132
IDENTIF. ↑ REFERENCE

95 JUN 28 AM 10:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 924910