BOOK 9956 PG 230

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 72-7 Parcel 307 Field Book 15DZ55645

WHEREAS, by Deed of Trust dated September 14, 1992, and filed for record in Book 8730, page 888, Register's Office for Davidson County, Tennessee, JAMES C. KITTRELL, 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 $58,000.00, 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 9706, page 561, 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 JAMES C. KITTRELL, 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 October 12, 1995, October 19, 1995 and October 26, 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 7th day November, 1995, at 11:30 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 the BANK OF GOODLETTSVILLE, a Tennessee Banking Corporation, with its principal offices at 112 Long Hollow Pike, Goodlettsville, Tennessee 37072, submitted the highest and best bid in the amount of Forty Thousand Dollars ($40,000.00).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to the said The BANK OF GOODLETTSVILLE, their heirs and 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. 36 on the Map showing the Subdivision of the Waters Place of Maxey Lane in the 11th Civil District of said County, as of record in Book 332, pages 136 and 137, Register's Office for said County.

Said Lot No. 36 fronts 50 feet on the southerly side of Oakhurst Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James C. Kittrell, a single man, by deed from Bank of Goodlettsville of record in Book 8562, page 141, Register's Office for Davidson County, Tennessee.

The current mailing address for the said property is: 1404 Oakhurst Drive, Nashville, Tennessee, 37216;

and,

I, Homer R. Ayers, Substitute Trustee, convey to the BANK OF GOODLETTSVILLE , a Tennessee Banking Corporation, its successors or assigns, 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 7th day of November, 1995.

HOMER R. AYERS, Substitute Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

7065 11/10 0101 03CHECK 157.00

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 7th day of November, 1995.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES:
JULY 26, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater, for this transfer is ~~$40,000.00~~

Affiant

Sworn to and subscribed before me, this the 7th day of November, 1995.

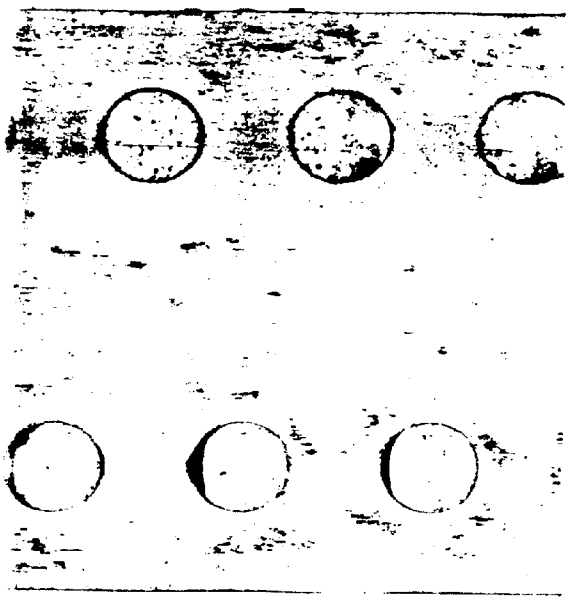
Diana C. Frey
NOTARY PUBLIC

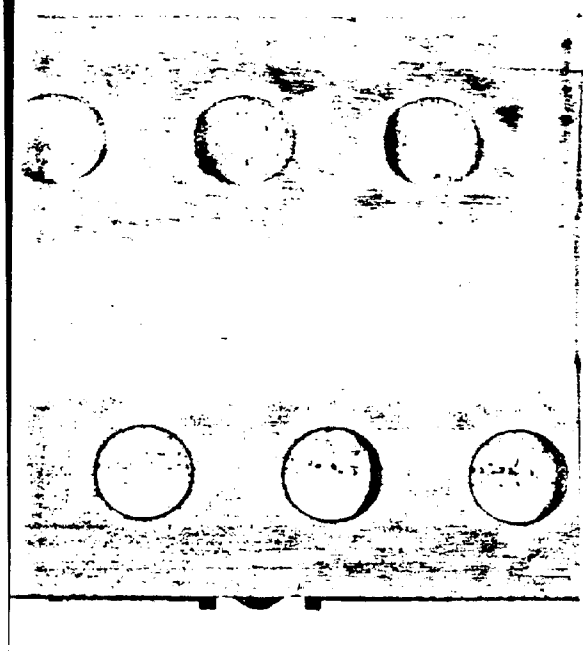
My Commission Expires:

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES:
JULY 26, 1997

95 NOV 10 AM 9:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

012 1752
IDENTIF. A REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9856 PG 232

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00

11/10/95 01 09:51 0001 7065

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0121752
IDENTIF. ↑ REFERENCE

95 NOV 10 AM 9:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 975652