THIS INSTRUMENT PREPARED BY:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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.
Wallace Mitchell 2862 Hwy. 41 South Springfield, TN 37172	Same as New Owner	Map 34-13 Parcel 56 Field Book 11D-29675

WHEREAS, by Deed of Trust filed for record in Book 10563, page 271, Register's Office for Davidson County, Tennessee, Jose Garcia and wife, Veronica Garcia, conveyed to Larry D. Craig, Trustee, certain real property in Davidson County, Tennessee as therein described and as described below, to secure to Wallace Mitchell the payment of one Note dated August 4, 1997 in the original principal amount of $62,000.00, with terms and conditions as provided therein; and,

WHEREAS, the said Deed of Trust Note was thereafter corrected; and,

WHEREAS, the indebtedness under the said Deed of Trust Note was assumed by Rafael Yescas, without a Release of the liability of Jose Garcia and wife, Veronica Garcia, by Deed from Jose Garcia and wife, Veronica Garcia, to Rafael Yescas, of record in Book 10721, page 447, said Register's Office; and,

WHEREAS, Homer R. Ayers was appointed Substitute Trustee under the said Deed of Trust, hereinabove described, by an instrument filed for record in the 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 Jose Garcia, Veronica Garcia and Rafael Yescas, and they failed to abide by the terms and provisions of the said Deed of Trust and Note; and,

WHEREAS, I, Homer R. Ayers, Substitute Trustee, at the request of the owner and holder of the said indebtedness 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 and by the terms of the said Deed of Trust and instruments by giving twenty-one (21) days notice by three (3) successive publications, namely on October 29, 1998, November 5, 1998 and November 12, 1998 in The Nashville Record, a newspaper published at Nashville, Davidson County, Tennessee, the sale to be for cash and in bar of the equities of redemption, statutory right of redemption, dower and marital rights, and homestead rights as provided in the said Deed of Trust for a sale to be held at 11:00 a.m. on the 30th day of November, 1998 at the south door of the Nashville/Davidson County Metropolitan Courthouse in Nashville, Davidson County, Tennessee, which sale was postponed to 11:00 a.m. on December 14, 1998, at the same place, by announcement of the Substitute Trustee on the appointed date and time of sale, and at 11:00 a.m. on the 14th day of December, 1998, at the

south door of the Nashville/Davidson Metropolitan Courthouse in Nashville, Davidson County, Tennessee, I, Homer R. Ayers, as 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 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 Wallace Mitchell submitted the highest and best bid in the amount of $55,454.26.

NOW, THEREFORE, for and in consideration of the premises, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to the said Wallace Mitchell, his heirs and assigns, in fee simple, and in bar of all of the equities hereinabove mentioned, the following described real estate, to-wit:

> Being the West 160 feet of the South 195 feet of Lot No. 23 and the East 40 feet of the South 190 feet of Lot No. 22 on the Map of the Subdivision of the Edgemeade Farms as of record in Book 547, pages 89 and 90, Register's Office for said County. Said parts of said lots front 200 feet on the north side of Edgemeade Boulevard and run back between parallel lines 195 feet to a dead line.
>
> Being the same property conveyed to Jose Garcia and wife, Veronica Garcia, by deed from Wallace Mitchell, unmarried, filed for record in Book 10563, page 268, Register's Office for Davidson County, Tennessee; and, being the same property conveyed by Jose Garcia and wife, Veronica Garcia, to Rafael Yescas by deed of record in Book 10721, page 447, said Register's Office.
>
> The mailing address for the said property is 115 Edgemeade Avenue, Madison, TN 37115.
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

; and, I, Homer R. Ayers, Substitute Trustee, convey to the buyer 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 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 14th day of December, 1998.

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,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 14th day of December, 1998.

Diana C. Frey
NOTARY PUBLIC

My Commission Expires: 7/30/2001

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 11256 PAGE 170

The actual consideration or value, whichever is greater, for this transfer is $55,454.26.

Affiant

Sworn to and subscribed before me, this the 14th day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 7/30/2001

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

1650 12/16 0101 03CHECK 220.18

0526283

IDENTIF. & REFERENCE

98 DEC 16 PM 3:53

REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11256 PAGE 171

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	55454.26
CON TX	205.18
PRFEE	1.00
WIEED	12.00
CFEE	2.00
TOTAL	220.18
CHECK	220.18

12/16/98 01 15:54 0001 1650

0526283
IDENTIF. # REFERENCE

98 DEC 16 PM 3:53
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401104