Davidson County DEEDTRS
Recvd: 08/04/06 11:09 3 pgs
Fees:18.00 Taxes:925.00
20060804-0095653

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.
Clifton Family Revocable Living Trust 845 Springfield Highway Goodlettsville, TN., 37072	Same as New Owner	Map 53-15 Parcel 49

WHEREAS, by Deed of Trust dated September 16, 2005, and filed for record as instrument number 20050921-0113592, Register's Office for Davidson County, Tennessee, R. C. White and wife Betty White and Stan Ryan conveyed to James L. Fuqua, Trustee, certain real property in Davidson County, Tennessee, as therein described and as described below to secure to the Clifton Family Revocable Living Trust the payment of one note of even date in the original principal amount of $400,000.00, 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 filed for record as instrument number 20060612-0069447, 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 R. C. White, Betty White and Stan Ryan, 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 22, 2006, June 29, 2006 and July 6, 2006 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 4th day of August, 2006, at 11:00 A.M. at the Main Entrance to the Gaylord Entertainment Center at the corner of Fifth and Broadway 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 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 Clifton Family Revocable Living Trust, submitted the highest and best bid in the amount of TWO HUNDRED FIFTY THOUSAND DOLLARS ($250,000.00).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to Kirby Clifton, Jr. Trustee of the Clifton Family Revocable Living Trust, his successor and/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. 1 on the Plan of Clifton Subdivision as of record in plat instrument number 20050801-0089900, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to R. C. White and wife Betty White by deed from the Clifton Family Revocable Living Trust filed for record as instrument number 20052921-0113591, Register's Office for Davidson County, Tennessee;
>
> The mailing address for the said property is 114B Ray Drive, Old Hickory, TN 27075.

I, Homer R. Ayers, Substitute Trustee, convey to 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 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.

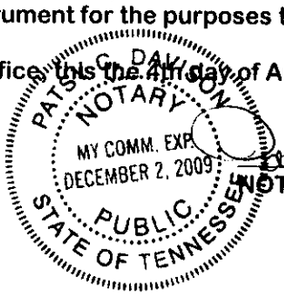
THIS the 4th day of August, 2006.

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 4th day of August, 2006.



NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Sworn to and subscribed before me, this the 4th day of August, 2006.

NOTARY PUBLIC

