BILL GARRETT, Davidson County
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This Instrument Prepared by Homer R. Ayers, Attorney
PO Box 904
Goodlettsville, TN 37070-0904

Substitute Trustee's Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL
Terry E. Wilkes, et. ux. 2405 Dickerson Rd., Nashville, TN 37297	Same as New Owner	00700005500

WHEREAS, by Deed of Trust dated August 19, 2002, and filed for record as Instrument No. 20020821-0101421, Register's Office for Davidson County, Tennessee, CHARLOTTE GREGORY conveyed to W. LEE CORBETT, TRUSTEE, certain real property in Davidson County, Tennessee, as therein described and as described below to secure to TERRY E. WILKES the payment of one note of even date in the original principal amount of $70,000.00, 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 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 CHARLOTTE GREGORY 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 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 April 3, 2015, April 10, 2015 and April 17, 2015, in The Tennessean, 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 the said

advertisement, on the 24th day of April, 2015, at 11:00 A.M. at the front door of the Goodlettsville City Hall, 105 South Main St., Goodlettsville, TN 37072, 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 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 TERRY E. WILKES and wife JANET H. WILKES submitted the highest and best bid in the amount of Thirty Three Thousand Eight Hundred Seventy Two and 20/100 Dollars. NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises shown, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to the said TERRY E.WILKES and wife JANET H. WILKES, their heirs and assigns, in fee simple and in bar of all of the equities hereinabove mentioned, the following described real estate, to-wit:

Being a parcel of land in the first precinct of the tenth councilmanic district of Davidson County, City of Goodlettsville, Tennessee, and shown as part of parcel 055 on Davidson County Property Map 7 and being described as tract four according to a survey by George C. Gregory, Registered Land Surveyor No 1331, dated February 28, 1997, and known as project no. 97-103, as follows:

Beginning at an iron pin set this survey in the east margin of Baker Station Road, said point of beginning being northerly 908.37 feet, more or less, from the east margin of Springfield Highway (Dickerson Pike) (U. S. Highway 41) as measured along said margin of Baker Station Road and also being the northwest corner of tract three, and the southwest corner of the parcel being described;

Thence N 03 Degrees 04' 17" E, 131.95', with said east margin of Baker Station Road to an iron pin set this survey, the northwest corner of the tract being described and the southwest corner of tract five;

Thence N 75 Degrees 02' 59" E, 118.91', more or less with the middle of a small branch, to an iron pin set this survey at a 36" sycamore tree and a point of change of direction in the north line of the parcel being described;

Thence N 84 Degrees 46' 09" E, 595.26', to an iron pin set this survey at a point of change of direction in the north line of the parcel being described;

Thence N 61 Degrees 27' 51" E, 180.02', to an iron pin set this survey at a point of change of direction in the north line of the parcel being described;

Thence N 42 Degrees 42' 37" E, 230.09'. to an iron pin set this survey at a point of change of direction in the north line of the parcel being described;

Thence N 31 Degrees 45' 11" E. 670.45'. to an iron pin set this survey in the south line of the property conveyed to Bev A. Ricker by deed of record in Book 6859, Page 741, R.O.D.C., TN, the northeast corner of tract five and a point of change of direction in the north line of the parcel being described;

Thence S 84 Degrees 21' 13" E, 343.89' with said Ricker's south line, to a fallen beech tree at a fence corner, Ricker's southeast corner;

Thence N 10 Degrees 34' 57" E, 136.39', to an existing iron pin at a planted stone in Ricker's east line, and also being the southwest corner of property conveyed to Robert P. Robinson and wife Martha C. Robinson by deed of record in Book 4044, Page 631, R.O.D.C., TN:

Thence N 73 Degrees 24' 26" E, 318.21', with said Robinson's south line to an existing iron pin at a fence corner, Robinson's southeast corner and the northeast corner of the parcel being described;

Thence S 05 Degrees 33' 46" W. 277.34' to an iron pin at a fence corner, the northwest corner of Fox Chase Meadows Subdivision (Lot 139);

Thence S 03 Degrees 15' 23" W, 95.00', with the rear line of said lot 139 to an iron pin set this survey, the southeast corner of the parcel being described and the northeast corner of tract three;

Thence S 71 Degrees 37' 44" W, 754.25', with the south line of the property being described and the north line of tract three, to an iron pin set this survey;

Thence S 42 Degrees 42' 37" W, 546.60' to an iron pin set this survey at a point of change of direction in the south line of the parcel being described;

Thence S 61 Degrees 27' 51" W, 345.17' to an iron pin set this survey at a point of change of direction in the south line of the parcel being described;

Thence S 84 Degrees 46' 09" W, 634.57' to the point of beginning, containing 10.42 acres or 453,895 square feet, more or less.

Being the same property conveyed to Charlotte Gregory by instrument recorded in Book 10568, Page 34, Register's Office for Davidson County, Tennessee.

The property is unimproved property, located at 2346 Baker Station Road, Goodlettsville,TN 37072.

I, Homer R. Ayers, Substitute Trustee, convey to TERRY E. WILKES and wife JANET H. WILKES 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 27th day of April, 2015

LATASHIA HAGEDORN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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 27th day of April, 2015.

NOTARY PUBLIC

My Commission Expires: 9/18/2018

LATASHIA HAGEDORN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $33,872.20

Affiant

Sworn to and subscribed before me, this the 27th day of April, 2015

NOTARY PUBLIC

My commission expires: 9/18/2018