Map 150-5
Par 205
02D 62365

MICHAEL J. PHILBIN )
Successor-Trustee )
)
to )
)
VALLEY FEDERAL SAVINGS & )
LOAN ASSOCIATION )
Easton, Pennsylvania )
(Send tax bills here) )

D E E D

BOOK 5019 PAGE 207

WHEREAS, Larry T. Denney et ux, Ellen L. Denney, executed a deed of trust on the 27th day of July, 1973, which was recorded in Book 4733, Page 174, Register's Office for Davidson County, Tennessee, conveying to James A. Green and Harold Reeves, Trustees, the hereinafter described property to secure payment to Thomas & Hill, Inc., of a promissory note fully described in said deed of trust; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Michael J. Philbin, was appointed Successor-Trustee, said appointment being dated the 29th day of January, 1976, and recorded in Book 5007, Page 600, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and payable, and the Grantor herein, as Successor-Trustee was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said deed of trust, said advertisement being made for twenty-one (21) days of weekly notices published in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to said advertisement said sale was held at the time and place advertised, to-wit: April 14, 1976, at 12:20 p.m. at the Court House in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash and free from the equity of redemption, homestead, dower and all other rights and exemptions of every kind, all of which was expressly waived in said deed of trust; and the Grantee herein, Valley Federal Savings & Loan Association, being the

highest and best bidder at said sale, with a bid of Thirty-Five Thousand Eight Hundred Fifty-Two and 73/100 ($35,852.73) Dollars, subject to any and all unpaid taxes which exist as a lien against said property, was duly declared the purchaser at the said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the sale held thereunder, as aforesaid;

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Thirty-Five Thousand Eight Hundred Fifty-Two and 73/100 ($35,852.73) Dollars, paid by Valley Federal Savings & Loan Association, the receipt of which is hereby acknowledge, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Valley Federal Savings & Loan Association, its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Being Lot No. 712 on the Plan of Edge-O-Lake Estates, Section 17, as of record in Book 4460, Page 44, Register's Office for said County, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Larry T. Denney et ux, Ellen L. Denney, by deed of record in Book 4733, Page 172, and thereafter conveyed to George W. Sitton et ux, Linda J. Sitton, by deed of record in Book 4797, Page 781, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Valley Federal Savings & Loan Association, its successors and assigns forever as fully and completely as the successor-trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as successor-trustee; and said successor-trustee, the Grantor herein, does hereby convey, transfer and assign to Valley Federal Savings & Loan Association, its successors and assigns, all the warranties and covenants made in said deed of trust.

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 14th day of April, 1976.

Michael J. Philbin
Successor-Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Sherrey A. Essary, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and offical seal at Nashville, Tennessee, this 14th day of April, 1976.

Sherrey A. Essary
Notary Public

My Commission Expires: Aug. 30, 1977

THIS INSTRUMENT PREPARED BY:

Michael J. Philbin
GLASGOW, ADAMS & TAYLOR
300 James Robertson Parkway
Nashville, Tennessee 37201

mail

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $35,852.73.

Michael J. Philbin
Affiant

Sworn to and subscribed before me this 14th day of April, 1976.

Sherrey A. Essary
Notary Public

My Commission Expires: Aug 30, 1977

FEE & TAX REGISTERED
DAVIDSON COUNTY, TENN.
APR 27 1 40 PM '76
IDENTIF REFERENCE →
D 46497

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|---|---|---|---|---|---|
| APR 27 76 | CONV | 35,852.73 | | | |
| APR 27 76 | S'TAX | | B* | 93.34 | |
| APR 27 76 | PR'FEE | | B* | .50 | |
| APR 27 76 | W'DEED | | B* | 6.00 | * 99.84 |