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BOOK 5078 PAGE 552

IDENTIF. REFERENCE

Oct 15 1 23 PM '76

REGISTER

MICHAEL J. PHILBIN Successor-Trustee to ALLSTATE ENTERPRISES MORTGAGE CORPORATION 627 S. Manchester Avenue Anaheim, California 92803 (Send tax bills here)	D E E D Map No. 118-S Parcel No. 186

WHEREAS, Cecil Cook and wife, Jacqueline Cook, executed a deed of trust on the 8th day of September, 1975, which was recorded in Book 4949, Page 872, Register's Office for Davidson County, Tennessee, conveying to J. J. Foley, Jr., Trustee, the hereinafter described property to secure payment to Allstate Enterprises Mortgage Corporation of a promissory note fully described in said deed of trust; and

WHEREAS, said deed of trust was subsequently assumed by John T. Chatman and wife, Delores Chatman, in an instrument of record in Book 4983, Page 122, Register's Office for Davidson County, Tennessee; 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 20th day of August, 1976, and recorded in Book 5067, Page 326, 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 the said advertisement, said sale was held at the time and place advertised, to-wit: October 11, 1976, at 12:00 noon 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, Allstate Enterprises Mortgage Corporation, being the highest and best bidder at said sale, with a bid of Thirty-Two Thousand Seven Hundred Fifty-Five and 42/100 ($32,755.42) 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-Two Thousand Seven Hundred Fifty-Five and 42/100 ($32,755.42) Dollars, paid by Allstate Enterprises Mortgage Corporation, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Allstate Enterprises Mortgage Corporation, its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Being Lot No. 1 on the Plan of the Resubdivision of the southerly one-half of Lot No. 18 of the Resubdivision of part of the Vaulx Lands, as of record in Book 4060, Page 27, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Cecil Cook and wife, Jacqueline Cook, by deed of record in Book 4949, Page 870, Register's Office for Davidson County, and subsequently conveyed to John T. Chatman and wife, Delores Chatman, in an instrument of record in Book 4983, Page 122, said Register's Office.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Allstate Enterprises Mortgage Corporation, 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 Allstate Enterprises Mortgage Corporation, 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 11th day of October, 1976.

Michael J. Philbin - Trustee

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 official seal at Nashville, Tennessee, this 11th day of October, 1976.

Sherrey A. Essary
Notary Public

SHERREA ESSARY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: Aug. 30, 1977

THIS INSTRUMENT PREPARED BY:

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

OCT 15 '76 CONV 32,755.42
OCT 15 '76 S'TAX B* 85.28
OCT 15 '76 PR'FEE B* .50
OCT 15 '76 W'DEED B* 6.00 * 91.78

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $32,755.42.

Michael J. Philbin, Affiant

Sworn to and subscribed before me this 11th day of October, 1976.

Sherrey A. Essary
Notary Public

SHERREA ESSARY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: Aug. 30, 1977