BOOK 5093 PAGE 350

MICHAEL J. PHILBIN
Successor-Trustee

to

Buyer-
ALLSTATE ENTERPRISES MORTGAGE CORPORATION
627 S. Manchester Avenue
Anaheim, California 92803
(Send tax bills here)

D E E D

Map No. 72-9
Parcel Nos. 48 and 49

WHEREAS, Calvin W. McGee and wife, Gloria E. McGee, executed a deed of trust on the 10th day of September, 1975, which was recorded in Book 4950, Page 7, 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, pursuant to the provisions of said deed of trust, the undersigned, Michael J. Philbin, was appointed Successor-Trustee, said appointment being dated the 18th day of October, 1976, and recorded in Book 5083, Page 540, 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: November 30, 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 Company, being the highest and best bidder at said sale, with a bid of Sixteen Thousand Twenty-Two and 19/100 ($16,022.19) 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 Sixteen Thousand Twenty-Two and 19/100 ($16,022.19) 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 the northerly part of Lot No. 105 and the westerly part of Lot No. 106 on the Plan of Victory Heights Subdivision as of record in Book 1130, Page 97, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Calvin W. McGee and wife, Gloria E. McGee, by deed from George W. Neal and wife, JoAnn G. Neal, of record in Book 4950, Page 5, 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 30th day of November, 1976.

MICHAEL J. PHILBIN
Successor-Trustee

DEC-3% CONV 16,022.19
STATE OF TENNESSEE) 3% S'TAX B* 41.60
COUNTY OF DAVIDSON) REC FEE B* .50
DEC-3% W'DEED B* 6.00 * 48.10

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 foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of November, 1976.

Sherrey A. Essary
NOTARY PUBLIC

SHERREY A. 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

mail

FILED FOR RECORD DAVIDSON COUNTY, TENN. REGISTER
DEC 3 9 22 AM '76
TOUNTIE REFERENCE

D795592

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $16,022.19.

AFFIANT

Sworn to and subscribed before me this 30th day of November, 1976.

Sherrey A. Essary
NOTARY PUBLIC

SHERREY A. ESSARY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

Aug. 30, 1977