BOOK 5179 PAGE 178

Michael J. Philbin,	)	Map No. 92-13
	)	Parcel No. 281
Successor-Trustee	)	
	)	
to	)	
	)	
Foundation Mortgage Corporation,	)	
3250 Wilshire Boulevard,	)	
Suite 1402,	)	
Los Angeles, California,	)	
90010	)	
(Send tax bills here)	)	DEED

WHEREAS, James E. Luna executed a deed of trust on the 9th day of April, 1976, which was recorded in Book 5041, Page 883, Register's Office for Davidson County, Tennessee, conveying to Philip E. Hill and Leon Sharber, Trustees, the hereinafter described property to secure payment to Foundation 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 2nd day of June, 1977, and recorded in Book 5159, Page 795, 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: July 20, 1977, at 12:00 noon at the Court House in 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, Foundation Mortgage Corporation, being the highest and best bidder at said sale, with a bid of ELEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($11,500.00), 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 ELEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($11,500.00) paid by Foundation 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 Foundation 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. 17 of Block 27 on the plan of Plummer Place, a plat of which is of record in Book 161, Page 39, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.
>
> Being the same property conveyed to James E. Luna by deed of record in Book 5014, Page 881, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Foundation 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 Foundation Mortgage Corporation, its successors and assigns, all of 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 2nd day of August, 1977.

Michael J. Philbin, Trustee

Michael J. Philbin
Successor-Trustee

STATE OF TENNESSEE)
)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, 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, Davidson County, Tennessee, this 2nd day of August, 1977.

JoAnna Phipps

Notary Public

My commission expires: March 10, 1981

JOANNA PHIPPS NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater,

for this transfer, is $11,500.00.

Affiant

Sworn to and subscribed before me this 2nd day of August, 1977.

Notary Public

My commission expires: [illegible]

This Instrument Was Prepared By:

Michael J. Philbin
Glasgow, Adams, Taylor & Philbin
600 Court Square Building
300 James Robertson Parkway
Nashville, Tennessee 37201

E 18114

IDENTIF. REFERENCE

AUG 2 4 08 PM '77

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

AUG-27	CONV	11,500.00			
AUG-27	S'TAX		B*	29.90	
AUG-27	PR'FEE		B*	.50	
AUG-27	W'DEED		B*	8.00	* 38.40