Michael J. Philbin)
)
Successor-Trustee)
)
to)
)
Allstate Enterprises Mort-)
gage Corporation)
627 S. Manchester Avenue)
Anaheim, California 92803)

(Send tax bills here)

Map No. 58-15

Parcel No. 121

BOOK 5194 PAGE 941

D E E D

WHEREAS, Michael E. Senter and wife, Martha M. Senter executed a deed of trust on the 26th day of November, 1976 which was recorded in Book 5093, Page 901 Register'a Office for Davidson County, Tennessee, conveying to J. J. Foley, Jr., Trustee, there 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 10th day of June, 1977, and recorded in Book 5180, Page 898, 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 thereon, 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: September 2, 1977, at 11:00 a.m. at the Court House in Davidson County, Tennessee, at public outcry to the highest 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 NINE THOUSAND SIX HUNDRED FIFTEEN AND NO/100 DOLLARS ($39,615.00), 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 THIRTY NINE THOUSAND SIX HUNDRED FIFTEEN AND NO/100 DOLLARS ($39,615.00) 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. 100 on the Plan of Creekwood North of record in Book 4675 Page 16, said Register's Office to which Plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Michael E. Senter and wife, Martha M. Senter by deed from Robert F. Lance and Associates, Inc. of Record in Book 5093 Page 899, 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 Allstate Enterprises Mortgage Corporation, its successors and assigns forever, as fully and completely as the Successor-Trustee can or ought to convey under the poser 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 successor 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 September, 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 9th day of September, 1977.

Notary Public

My Commission Expires: February 19, 1979

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $39,615.00.

Affiant

Sworn to and subscribed before me this 9th day of September, 1977

Notary Public

My Commission Expires: 2/19/79

E2510 IDENTIFICATION REFERENCE SEP 9 10 11 AM '77 REG. DAVIDSON COUNTY, TENN.

This instrument was prepared by:

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

Mail

SEP-97	CONV	39,615.00			
SEP-97	S'TAX		8*	102.9	
SEP-97	PR'FEE		8*	.50	
SEP-97	W'DEED		8*	6.00	* 109.46