MICHAEL J. PHILBIN)
Successor-Trustee)
)
to)
)
ALLSTATE ENTERPRISES MORTGAGE)
CORPORATION)
525 North Cabrillo Park Drive)
Santa Ana, California 92701)
(Send tax bills here))

BOOK 5263 PAGE 413

D E E D

Map 59-16
Parcel 233

WHEREAS, Edward Simmons and wife, Carolyn Simmons, executed a deed of trust on the 22nd day of April, 1977, which was recorded in Book 5142, Page 831, 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 11th day of January, 1978, and recorded in Book 5248, Page 414, 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 Nashville, Davidson County, Tennessee; and pursuant to said advertisement, said sale was held at the time and place advertised, to-wit: March 8, 1978, at 11:00 A.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, Allstate Enterprises Mortgage Corporation, being the highest and best bidder at said sale, with a bid of Twenty-Three Thousand Two Hundred Eleven and 35/100 ($23,211.35) 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 Twenty-Three Thousand Two Hundred Eleven and 35/100 ($23,211.35) 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. 230 on the Plan of Trinity Hills Village, Section 2, 1st Addition, of record in Book 4460, Pages 45 and 46, 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 Edward Simmons and wife, Carolyn Simmons, by deed of record in Book 5142, Page 829, Register's Office for said County.

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 8th day of March, 1978.

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, Tenessee, this 8th day of March, 1978.

Notary Public

My Commission Expires: 10-18-81

THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $23,211.35.

Affiant

Sworn to and subscribed before me this 8th day of March, 1978.

Notary Public

My Commission Expires: 10-18-81

FELIX A. ALLISON, REGISTER
DAVIDSON COUNTY, TENN.
MAR 17 2 23 PM '78
IDENTIF. REFERENCE

E 55224

MAR 17 78	CONV	23,211.35			
MAR 17 78	S'TAX		B*	60.32	
MAR 17 78	PR'FEE		B*	.50	
MAR 17 78	W'DEED		B*	6.00	* 66.82