MICHAEL J. PHILBIN)
Successor-Trustee)
)
to)
)
ALLSTATE ENTERPRISES MORTGAGE)
CORPORATION (send tax bills to:)
AEMC, 104 Wilmot Rd., Suite 500,)
Deerfield, IL 60015)

Map No. 72-15
Parcel 31

D E E D

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WHEREAS, Theodore Washington, Jr. and wife, Margaret L. Washington, executed a deed of trust on the 9th day of September, 1976 which was recorded in Book 5067 Page 584 Register's Office for Davidson County, Tennessee, conveying to Frank W. Clark and C. R. Carnes, Trustees, 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 20th day of March, 1979 and recorded in Book 5412 Page 652 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 said advertisement, said sale was held at the time and place advertised, to-wit: April 30, 1979, 11:00 a.m. 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, being the highest and best bidder at said sale, with a bid of Nineteen Thousand Six Hundred Ninety and 68/100 ($19,690.68) 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 Nineteen Thousand Six Hundred Ninety and 68/100 ($19,690.68) 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. 19 on the Plan of the James Burns Subdivision of Maxey's Addition to Brownsville as of Record in Book 161, page 98, Register's Office of Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.
>
> Being the same property conveyed to the grantors, Theodore Washington, Jr. and wife, Margaret L. Washington by deed of record in Book 5067, page 582, 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 April, 1979.

Michael J. Philbin, Trustee

MICHAEL J. PHILBIN
Successor-Trustee

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Personally appeared before me, Sherry 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 30th day of April, 1979.

Sherry A. Essary
Notary Public

My Commission Expires:

10-18-81

THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $19,690.58.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 30th day of April, 1979.

Sherry A. Essary
Notary Public

My Commission Expires:

10-18-81

F 29892

IDENTIF. REFERENCE

MAY 17 2 56 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			19690.58- CO	
			51.22 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	57.72-
3500A	05/17/79	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 29892

IDENTIF. REFERENCE

MAY 17 2 56 PM '79

FELIX Z. WILSON ☐ REGISTER
DAVIDSON COUNTY, TENN.

No. 684616