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366

MICHAEL J. PHILBIN
Successor-Trustee

to

ALLSTATE ENTERPRISES MORTGAGE CORPORATION
104 Wilmot Road, Suite 500
Deerfield, IL 60015
(SEND TAX BILLS HERE)

D E E D

Map 81-10, Parcel 255,
Field Book 8DA11890

WHEREAS, Walter Harper and wife, Bernice Harper, executed a deed of trust on the 23rd day of December, 1975, which was recorded in Book 4983, Page 163, 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 27th day of June, 1980, and recorded in Book 5625, Page 466, 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: September 2, 1980, at 10:00 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-Two Thousand Four Hundred Thirty-Seven and 03/100 ($22,437.03) 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 hereunder, as aforesaid;

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Twenty-Two Thousand Four Hundred Thirty-Seven and 03/100 ($22,437.03) 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. 366 on the Map of T. J. and J. M. and G. W. Harding's Subdivision of Lots Nos. 1, 2, and 5 of Harding Bosley Tract, as fo record in Book 21, page 80, 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 Walter Harper and wife, Bernice Harper, by deed of record in Book 4983, page 161, 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 successor s 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 2nd day of September, 1980.

Michael J. Philbin, Trustee
Michael J. Philbin
Successor-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of September, 1980.

Sherrey A. Essary
NOTARY PUBLIC

My Commission Expires: Oct. 18, 1981

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 $22,437.03.

AFFIANT

Sworn to and subscribed before me this 2nd day of September, 1980.

Sherrey A. Essary
NOTARY PUBLIC

My Commission Expires: Oct. 18, 1981

FELIX Z. ALSUP, REGISTER
DAVIDSON COUNTY, TENN.
SEP 10 2 20 PM '80
IDENTIF. REFERENCE

G 0 7. 1. 3. 3

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5649 PAGE 369

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

28437.03- CO
56.24 CO TX
.50 PRFEE
9.00 WDEED
CHECK 67.74-
1402A09/10/80 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 7. I-3.3

IDENTIF. REFERENCE T

SEP 10 2 29 PM '80

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY, TENN.

No. 779295