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TRUSTEE'S DEED

BOOK 5773 PAGE 697

MICHAEL J. PHILBIN)
Successor-Trustee)
)
to)
)
PITTSBURG NATIONAL BANK)
5th Avenue and Woods Streets)
Pittsburg, Pennsylvania 15222)
(Send Tax Bills Here))

MAP #86-1
PARCEL #8
FIELD BOOK #4D1235

WHEREAS, John W. Duffey and wife, Anna S. Duffey executed a deed of trust on the 30th day of August, 1979 which was recorded in Book 5493 Page 933 Register's Office for Davidson County, Tennessee, conveying to J. C. Rencarge, Trustee, the hereinafter described property to secure payment to Exchange Bond and 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 19th day of June, 1981and recorded in Book 5767 Page 454 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 13, 1981 at 10:00 a.m. at the front door of 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, homestea 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, Pittsburg National Bank being the highest and best bidder

at said sale, with a bid of Fourty-One Thousand One Hundred Eight and 88/100 ($41,108.88) 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 Fourty-One Thousand One Hundred Eight and 88/100 ($41,108.88) Dollars, paid by Pittsburg National Bank 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 Pittsburg National Bank, its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> BEING Lot No. 8 on the Plan of Dodson Heights Subdivision of record in Book 2900, page 113 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for more complete and accurate description.
>
> BEING the same property conveyed to John W. Duffey and wife, Anna S. Duffey by Deed from Martha J. Patronis of record in Book 5493, Page 930, 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 Pittsburg National Bank, 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 Pittsburg National Bank 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 13th day of July, 1981.

Michael J. Philbin Trustee

MICHAEL J. PHILBIN
Successor-Trustee

BOOK 5773 PAGE 699

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, Tennessee, this 13th day of July, 1981.

Linda S. Grisdale
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 $41,108.88.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this
13th day of July, 1981.

Linda S. Grisdale
NOTARY PUBLIC

My Commission Expires: 10-18-81

G51917

IDENTIFICATION REFERENCE

JUL 23 11 57 AM '81

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5773 PAGE 700

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

41108.36- CO
106.86 CO TX
.50 PRFEE
9.00 WDEED
CHECK 116.36-
687UA07/23/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

651917

IDENTIF. REFERENCE

JUL 23 11 57 AM '81

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

No. 834121