TRUSTEE'S DEED

BOOK 5773 PAGE 701

MICHAEL J. PHILBIN,
Successor-Trustee

to

AMERICAN SAVINGS BANK F/K/A
FRANKLIN SAVINGS BANK OF
NEW YORK
380 Madison Avenue
New York, N.Y. 10017
(Send Tax Bills Here)

MAP #94-1
PARCEL #88
FIELD BOOK #18W15260

WHEREAS, Donald W. McDaniel and wife, Wanda A. McDaniel executed a deed of trust on the 25th day of September, 1978 which was recorded in Book 5343, Page 120 Register's Office for Davidson County, Tennessee, conveying to William G. Traber, 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 9th day of June, 1981 and recorded in Book 5762 Page 34 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, 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, American Savings Bank F/K/A Franklin

Savings Bank of New York being the highest and best bidder at said sale, with a bid of Twenty-Three Thousand One Hundred Seventy-Eight and 49/100 ($23,178.49) 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-Three Thousand One Hundred Seventy-Eight and 49/100 ($23,178.49) Dollars, paid by American Savings Bank F/K/A Franklin Savings Bank of New York 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 American Savings Bank F/K/A Franklin Savings Bank of New York, its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee being Lot No. 97 on the Map of Payne, Blakemore and Cummings' Addition to Nashville of Record in Book 57, page 70, 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 Donald W. McDaniel and wife, Wanda A. McDaniel by Deed from John M. Gossett and wife, Ramona O. Gossett of record in Book 5343, page 118, R.O.D.C.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said American Savings Bank F/K/A Franklin Savings Bank of New York, 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 American Savings Bank F/K/A Franklin Savings Bank of New York, 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

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. Truesdale
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 $23,178.49.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this

13th day of July, 1981.

Linda S. Truesdale
NOTARY PUBLIC

My Commission Expires: 10-18-81

G51918

IDENTIFICATION

Jul 23 11 58 AM '81

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5773 PAGE 704

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
			23176.49- CO	
			60.32 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	69.82-
			6671467/23/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 11 81 8

TENN. TITLE REFERENCE

JUL 23 11 59 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 834122