File 43

TRUSTEE'S DEED

BOOK 5912 PAGE 669

MICHAEL J. PHILBIN)
Successor-Trustee)
)
to) MAP #95-5-A
) PARCEL #45
) 3DZ39606
CHEMICAL MORTGAGE COMPANY)
101 East Town Street)
Columbus, Ohio 43215)
Owner & (Send Tax Bills Here))

WHEREAS, Cato C. Taylor and wife, Nelenne Taylor executed a deed of trust on the 18th day of November, 1980 which was recorded in Book 5682 Page 53 Register's Office for Davidson County, Tennessee, conveying to Edward Seddon, Trustee, the hereinafter described property to secure payment to The Galbreath Mortgage Company 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 May, 1982 and recorded in Book 5894 Page 793 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 8, 1982 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, Chemical Mortgage Company, being the highest and best bidder at said sale, with a bid of Fourty

Thousand Two Hundred Sixty-Five and 61/100 ($40,265.61) 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 Thousand Two Hundred Sixty-Five and 61/100 ($40,265.61) Dollars, paid by Chemical Mortgage Company, 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 Chemical Mortgage Company, its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

BEING Lot 45 Belle Acres Section I as of record in Book 5200 Page 144 and as recorded in Book 5200 Page 227 Register's Office for Davidson County, Tennessee reference to which plans are hereby made for a more complete description.

BEING the same property conveyed to Cato C. Taylor and wife, Nelenne Taylor by Deed of record in Book 5682 Page 50 R.O.D.C.

This is improved property also known as 2125 Farley Place, Nashville, Tennessee, 37210.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Chemical Mortgage Company, 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 Chemical Mortgage Company, 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.

OFFICIAL RECEIPT

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IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 8th day of July, 1982.

Michael J. Philbin Successor-Trustee
MICHAEL J. PHILBIN
Successor-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, 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 8th day of July, 1982.

Linda S. Grisdale
NOTARY PUBLIC

LINDA S. GRISDALE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
7-21-85

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 $40,265.61.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 8th day of July, 1982.

LINDA S. GRISDALE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Linda S. Grisdale
NOTARY PUBLIC

My Commission Expires: 7-21-85

H 0 0 3 4 7
IDENTIF. REFERENCE
JUL 19 3 10 PM '82
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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
			40265.61- CO	
			104.78 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 114.23-	
87C6A07/19/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 0 3 4 7

IDENTIF. REFERENCE

JUL 19 3 18 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 892228