OFFICIAL RECEIPT

B0443

TRUSTEE'S DEED

MICHAEL J. PHILBIN
Successor-Trustee

to

AMERICAN SAVINGS BANK f/k/a
FRANKLIN SAVINGS BANK OF NEW
YORK, 300 Madison Avenue
New York, New York 10017
OWNERS (Send Tax Bills Here)

MAP 9615 BOOK 6002 PAGE 807
PARCEL 43
FIELD BOOK #3DZ61592

WHEREAS, Ronald H. Pearce and wife, Ann E. Pearce executed a deed of trust on the 24th day of August, 1977 which was recorded in Book 5189 Page 145 Register's Office for Davidson County, Tennessee, conveying to George V. Crawford,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, the aforesaid Note and Deed of Truste were subsequently assumed by Della E. Melton by an instrument of record in Book 5654 Page 706 said Register's Office; 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 18th day of October, 1982 and recorded in Book 5987 Page 786 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:

January 31, 1983 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 Thirty-Nine Thousand Four Hundred Two and 44/100 ($39,402.44) 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 Thirty-Nine Thousand Four Hundred Two and 44/100 ($39,402.44) 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:

> BEING Lot 97 on the Plan of Hickory Bend Subdivision Section III as of record in Book 3600 Page 42 Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Ronald H. Pearce and wife, Ann E. Pearce by deed of record in Book 5189 Page 143 and subsequently conveyed to Della E. Melton by deed of record in Book 5654 Page 706, R.O.D.C.
>
> This is improved property also known as 3127 Boulder Park Drive, Nashville, Tennessee, 37214.

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 31st day of January, 1983.

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 foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of January, 1983.

Linda S. Driskell

NOTARY PUBLIC

LINDA S. DRISKELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

7-21-85

THIS INSTRUMENT PREPARED BY:
Michael J. Philbin
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
One Union Street
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $39,402.44.

Michael J. Philbin

AFFIANT

Sworn to and subscribed before me this 31st day of January, 1983.

Linda S. Driskell

NOTARY PUBLIC

LINDA S. DRISKELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 7-21-85

02/04 111 84 - CHECK

5223

IDENTIF. REFERENCE

FEB 4 3 05 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

H 29698

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

RECEIVED OF _____

FOR _____ BOOK 6002 PAGE 810

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

39402.44- CO
102.44 CO TX
.50 PRFEE
3.00 MISC
CHECK 111.94-
6002AUE/04/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 29698

IDENTIF. REFERENCE

FEB 4 3 08 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 927743