6043

TRUSTEE'S DEED

BOOK 6034 PAGE 656

Michael J. Philbin
Successor-Trustee

to

Inland Mortgage Corporation
3520 East 96th Street
Indianapolis, Indiana 46240

(Send tax bill here)

Map No: 82-16
Parcel No: 174
Field Book No: 18W4395

WHEREAS, Emmett K. Chappell executed a deed of trust on the 29th day of July, 1981, which was recorded in Book 5874, Page 517, Register's Office for Davidson County, Tennessee, conveying to Donald Robinson, Trustee, the hereinafter described property to secure payment to Federated Financial Mortgage Corporation of a promissory note fully described in said deed of trust; and

WHEREAS, the aforesaid note and deed of trust were subsequently assigned to Inland Mortgage Corporation by an instrument dated November 6, 1981; and

WHEREAS, the aforesaid note and deed of trust were subsequently assumed by Pace Properties, Inc., by instrument of record in Book 5809, Page 725, R.O.D.C.; 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 11th day of March, 1983, and recorded in Book 6022, Page 820, 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: April 4, 1983, at

2:00 p.m., at the Front Door of the Courthouse, 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, Inland Mortgage Corporation, being the highest and best bidder at said sale, with a bid of Fifty-Four Thousand, Eight Hundred and Eighty-One and 16/100ths Dollars ($54,881.16), 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 Fifty-Four Thousand, Eight Hundred and Eighty-One and 16/100ths Dollars ($54,881.16), paid by Inland 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 to hereby transfer and convey unto Inland Mortgage Corporation, its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Part of Lot 100 on the Plan of Barrows' Addition to Edgefield, Chancery Court at Nashville, and part of Lot 54 on the Plan of Payne's Addition to Nashville as of record in Book 21, page 70, Register's Office for said county and part of Payne Street. CLOSED and being more particularly described as follows:
>
> Beginning at a point in the North line of Fatherland Street, the southwest corner of the Louise Miller property as recorded in Book 579, page 376, Register's Office for Davidson County; thence with Miller's westwardly line, Northwardly 170 feet, more or less, to the southerly margin of an alley; thence with said alley, westwardly 50 feet to the northeast corner of the Mattie D. Pierce Tate property as recorded in Book 702, page 693, Register's Office for Davidson County, thence with Tate's easterly line, southwardly 170 feet, more or less, to the northerly margin of Fatherland Street; thence with said street eastwardly 50 feet to the beginning.

Being the same property conveyed to Emmett K. Chappell by deed of record in Book 5781, page 95, and subsequently conveyed to Pace Properties, Inc., by deed of record in Bock 5809, page 725, R.O.D.C.

This is improved property also known as 929 Fatherland Street, Nashville, Tennessee, 37206.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Inland Mortgage Corporation, 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 Inland 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 4th day of April, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of April, 1983.

Lorelle J. Fatherly

NOTARY PUBLIC

My Commission Expires: 4/20/86

LORELLE J. FATHERLY NOTARY PUBLIC LARGE COUNTY STATE OF TENNESSEE

OFFICIAL RECEIPT

THIS INSTRUMENT PREPARED BY:
Michael J. Philbin
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
One Union Street, First & Union
Nashville, Tennessee 37201-1194

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $54,881.16.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this

4th day of April, 1983.

Michelle J. Battesby
NOTARY PUBLIC

My Commission Expires: 4/20/86

H 40935

IDENTIF. REFERENCE

APR 8 2 49 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6034 PAGE 660

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
			54601.16- CO	
			142.76 CO TX	
	VD		142.76- CO TX	
			142.74 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	156.24-
911DA04/08/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 0 9 3 5

IDENTIF. REFERENCE T

APR 8 2 49 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 940880