TRUSTEE'S DEED

BOOK 6064 PAGE 952

Michael J. Philbin)
Successor-Trustee)
)
to)
)
Allstate Enterprises Mortgage)
Corporation)
104 Wilmont Rd., Suite 500)
Deerfield, IL 60015)
(Send Tax Bills Here))

Map #59-16
Parcel #241
Field Book #13DA23030

WHEREAS, John C. Avery, an unmarried person, executed a deed of trust on the 14th day of March, 1977, which was recorded in Book 5125, Page 212, Register's Office for Davidson County, Tennessee, conveying to J.J. Foley, Jr., Trustee, the hereinafter described property to secure payment to Allstate Enterprises Mortgage Corporation of a promissory ntoe 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 11th day of April, 1983, and recorded in Book 6042, Page 1, and re-recorded in Book 6044, Page 143, 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: May 23, 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, Allstate Enterprises Mortgage Corporation being the highest and best bidder at said sale, with a bid of Twenty-Two Thousand, Four Hundred and Twenty-Six and 63/100ths ($22,426.63) 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-Two Thousand, Four Hundred and Twenty-Six and 63/100ths ($22,426.63) Dollars, paid by Allstate Enterprises 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 do hereby transfer and convey unto Allstate Enterprises Mortgage Corporation, its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Being Lot 238 on the Plan of Trinity Hills Village, Section 2, First Edition, of record in Book 4460, Pages 45 and 46, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to John C. Avery, an unmarried person, by deed from Robert Lance and Associates, Inc. of record in Book 5125, Page 209, R.O.D.C.
>
> This is improved property also known as 509 Pappus Court, Nashville, Tennessee, 37208.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Allstate Enterprises 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 Allstate Enterprises 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 23rd day of May, 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 23rd day of May, 1983.

Beverly J. Marchetti
NOTARY PUBLIC

My Commission Expires: 1-18-87

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $22,426.63.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me

this 23rd day of May, 1983.

Beverly J. Marchetti
NOTARY PUBLIC

My Commission Expires: 1-18-87

IDENTIF. REFERENCE

MAY 27 12 52 PM '83

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

H 5 0 5 4 2

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6064 PAGE 955

FOR _____

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
			22486.63- CO	
			56.24 CO TX	
			.50 PRFEE	
			5.00 MDEED	
			CHECK	67.74-
			0842405/27/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 0 5 4 2

IDENTIF. REFERENCE

MAY 27 12 52 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 952223