TRUSTEE'S DEED

MICHAEL J. PHILBIN,
Successor-Trustee

to

B. B. DOUBLEDAY, JR.
1123 Church Street
Nashville, TN 37203
(Send tax bills here)

BOOK 6211 PAGE 92

Map #81-7
Parcel #553
Field Book No. 2W14430

Mail

WHEREAS, Eddie R. Hollis, a single person, executed a deed of trust on the 30th day of June 1977, which was recorded in Book 5172, Page 291, 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 note fully described in said deed of trust; and

WHEREAS, the aforesaid note and deed of trust were subsequently assumed by David L. Hailey, Sr. and Jean E. Burton by an instrument of record in Book 5191, Page 743, 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 12th day of December 1983, and recorded in Book 6195, Page 654, 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 9, 1984, at 10:00 a.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, B. B. Doubleday, Jr., being the highest and best bidder at said sale, with a bid of Eighteen Thousand Five Hundred Dollars ($18,500.00), 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 Eighteen Thousand Five Hundred Dollars ($18,500.00), paid by B. B. Doubleday, Jr., 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 B. B. Doubleday, Jr., his successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Being Lot #42, part of Block 7 in Owen's Buena Vista plan of record in Book 57, Page 26, said Register's Office, to which plan reference is made for a more complete legal description.
>
> Being the same property conveyed to Eddie R. Hollis by deed of record in Book 5172, Page 289, and subsequently conveyed to David L. Hailey, Sr. and Jean E. Burton by deed of record in Book 5191, Page 743, R.O.D.C.
>
> This is improved property also known as 2009 Tenth Avenue, North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said B. B. Doubleday, Jr., his 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

B. B. Doubleday, Jr., his successors and assigns all the warranties and covenants made in said deed of trust. BOOK 6211 PAGE 94

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 9th day of January, 1984.

Michael J. Philbin Successor-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 9th day of January, 1984.

BEVERLY J. HUCHUCH NOTARY PUBLIC AT LARGE TENNESSEE

Beverly J. Huchuch
Notary Public

My commission expires: 1-18-87

This Instrument Prepared by:

Michael J. Philbin
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
One Union Street
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Eighteen Thousand Five Hundred Dollars ($18,500.00).

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 9th day of January, 1984.

BEVERLY J. HUCHUCH NOTARY PUBLIC AT LARGE TENNESSEE

Beverly J. Huchuch
Notary Public

My commission expires: 1-18-87

5040 01/09 57.60- CHECK

RECEIVED FOR REFERENCE
Jan 9 9 53 AM '84

H 0 9 5 3 1

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

RECEIVED OF _____

FOR _____

BOOK 6211 PAGE 95

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
			18500.00- CAMT.	
			48.10 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	57.60-
5040A01/09/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 96531

IDENTIF. REFERENCE

JAN 9 3 53 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 5501