OFFICIAL RECEIPT

Fele 43

TRUSTEE'S DEED

BOOK 6229 PAGE 98

Michael J. Philbin)
Successor-Trustee)
) Map #72-9
to) Parcel #53
)
THE CHEMICAL COMPANY)
101 East Town Street)
Columbus, OH 43215)
(Send tax bills here)

WHEREAS, James J. Coggins and wife, Gracie M. Coggins, executed a deed of trust on the 21st day of May, 1979, which was recorded in Book 5441, Page 304, Register's Office for Davidson County, Tennessee, conveying to Edward Seddon, Trustee, the hereinafter described property to secure payment to The Galbreath Mortgage Company nka/Chemical 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 13th day of September, 1982, and recorded in Book 5951, Page 551, 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: February 6, 1984, at 10:00 a.m. at the front door of the Courthouse in 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, The Chemical Mortgage Company, being the highest and best bidder at said sale, with a bid of Twenty-Six Thousand Five Hundred Fifty Dollars and No Cents ($26,550.00), 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 Twenty-Six Thousand Five Hundred Fifty Dollars ($26,550.00), paid by The 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 The 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 No. 110 on the Plan of Victory Heights Subdivision as of record in Book 1130 Page 97 Register's Office for Davidson County, Tennessee, and more particularly described as follows:
>
> Said Lot No. 110 fronts 60 feet on the north side of Oneida Avenue and runs back between lines 157.4 feet on the west line and 156.7 feet on the east line to a deadline in the rear on which it measures 60 feet.
>
> Included herein, but expressly excluded herefrom is property described in a deed of record in Deed Book 4097, Page 496, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to James J. Coggins, Jr. and wife, Gracie M. Coggins, by deed of record in Book 4745, Page 384, Register's Office for said County.
>
> This is improved property also known as 937 Oneida Avenue, Nashville, Tennessee 37207.

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 The 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.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 6th day of February, 1984.

102463

IDENTIF. REFERENCE

FEB 9 3 50 PM '84

FELIX Z. WILLIAMS, JR. REGISTER
DAVIDSON COUNTY, TN

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 6th day of February, 1984.

Beverly J. Upchurch
NOTARY PUBLIC

BEVERLY J. UPCHURCH NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires:

1-18-87

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 $26,550.00.

Michael J. Philbin
MICHAEL J. PHILBIN
AFFIANT

Sworn to and subscribed before me this 6th day of February, 1984

Beverly J. Upchurch
Notary Public

BEVERLY J. UPCHURCH NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires: 1-18-87

CHECK

2334 02/09 79.40-

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

BOOK 6229 PAGE 101

RECEIVED OF _____

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
			26550.00- CAMT.	
			68.90 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	78.40-
			2334A02/09/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

102463

IDENTIF. REFERENCE

FEB 9 3 50 PM '84

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 12569